

PASCO COUNTY
COMMUNITY DEVELOPMENT DIVISION

5640 Main Street
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BID SPECIFICATIONS 2023

GENERAL BID SPECIFICATIONS TABLE OF CONTENTS

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GENERAL BID SPECIFICATIONS

GENERAL CONDITIONS

These conditions are applicable in all cases, regardless of the type of construction.

SCOPE OF WORK shall include all labor, materials, equipment, drawings, and services necessary for the proper completion of the rehabilitation of the property identified in the work write-up and drawings. It is the responsibility of the contractor to examine each job and determine the existing conditions, amounts, and quantities to be used.

WORK WRITE-UP AND DRAWINGS shall take precedence over the General Bid Specifications, and when in conflict, the material, equipment, workmanship, etc., called for in the work write-up and drawings will be required. All work performed shall be in accordance with applicable local codes and subject to their regulations. Where no local codes have been adopted, all work shall conform to the current 2007 Florida Building Code and the 2008 Supplements dated March 1, 2009.

CONTRACT DRAWINGS: These specifications and the project work write-up are to be used together with the contract drawings and are complementary to them. If a conflict exists between the contract drawings and the work write-up and these specifications, the contractor shall assume that the interpretation requiring the higher quality and/or quantity of construction work is to be used unless otherwise directed by the architect/housing specialist.

THE CONTRACTOR is responsible for all permits, applicable fees, engineering, and any documentation required by the Building Department to obtain proper permits. The contractor shall be responsible for the acts and omissions of his employees and subcontractors and shall employ only qualified persons who are skilled in the job which is assigned to them. Subcontract work shall be performed by a licensed, bonded, and insured contractor. If the contractor is doing work as specified by a licensed subcontractor, this will be grounds for the contractor to be rejected from the bidder's list. Water, sewer, and underground utility verifications shall be the responsibility of the general contractor, unless stated in the bid documents.

SUBCONTRACTOR LIST is required prior to Notice to Proceed and first pay request. The final subcontractors' list is to be submitted with the final payment with the dollar amount listed on the Final Release of Lien. All subcontractors to have a Pasco County License. The sublist consists of two pages that need to be completed.

THE SUBCONTRACTORS shall be bound by the terms and conditions of this contract insofar as it applies to their work, but this shall not relieve the general contractor from the full responsibility to the Owner for the proper completion of all work to be performed under this agreement. The general contractor shall not be released from his responsibility by a subcontract agreement he may make with others nor shall anything contained in the contract documents create any contractual relation between any subcontractor and the Owner.

THE OWNER shall provide water as necessary for the duration of the job, at no cost to the contractor. The removal and reinstallation of all telephone equipment shall be handled in the following manner:

1. The Owner is to notify the appropriate local telephone company to disconnect or relocate the phone service, prior to the Owner's relocations.
2. The Owner is to notify the general contractor about the placement of telephone jacks at the start of construction. The general contractor shall be responsible for notifying the appropriate local telephone company to prewire the dwelling at the proper time.
3. The Owner is responsible for notifying the appropriate local telephone company to reconnect service, install phone jacks, and reinstall phone(s) when the Owner is notified of the moving day after construction is completed.

On the new construction of homes, the general contractor is to provide a metered, temporary pole for electrical usage for the duration of the job which is capable of handling 110 and 220-volt equipment.

CHANGES in work, including substitutions of material and changes in the scope of workmanship will be made in writing before the work is performed. Only in cases of emergency will the Pasco County Community Development Division authorize work to be done without a written change order.

No substitutions for any item listed in the specifications will be accepted unless approved in writing by the Pasco County Community Development Division and the Owner.

BIDDING: The contractors are cautioned to bid only on indicated items and to not add any line items to the work write-up. Neglect to follow instructions will result in a bid being rejected. Any changes to the bid will be done by addendum and issued by the Pasco County Community Development Division.

It is mandatory for the contractor to attend and sign in at the Open House. Only contractors or a representative of their company will be allowed to submit a bid. This will ensure that they are aware of all items discussed and/or clarified at that time. An addendum may be issued for clarification or changes in the write-up.

No bidder, at any time, shall attempt to negotiate with the Owner any work to be done as to gain preference in contractor selection; i.e., upgrades at no additional cost, rebates, or free items (such as appliances).

When rehabilitation work is in progress, the contractor will not be paid for any work deviation from the specifications unless approved in writing by the Owner and the Pasco County Community Development Division. A complete set of General Bid Specifications and work write-ups shall be kept on the job at all times during construction. (2011 Addition)

The Pasco County Community Development Division has the option of rejecting bids with inaccurate totals and line items with no dollar amount. Bids will be rejected with inaccurate totals exceeding two percent and line items with no dollar amount. Bids will be typed, not handwritten, or the bids will be rejected.

THE MATERIALS shall be new, in good condition, and of the grade required by the work write-up or specifications unless otherwise agreed to. The materials damaged in shipment shall be replaced at the contractor's expense. The salvaged lumber may be reused provided it is structurally sound and approved for reuse by the Building Inspector and the Pasco County Community Development Division.

THE WORKMANSHIP shall be performed in accordance with the trades' standards of workmanship and shall comply with applicable codes and its requirements as interpreted by the Pasco County Community Development Division and City or County Building Department, as applicable. If the workmanship does not comply with the Community Development Division's acceptable standards, work deemed to be below standards will be rebid and deducted from final payment. The Community Development Division will prohibit the contractor from bidding on any further work or projects. All existing surfaces that stay, need to be protected during construction.

The contractor is responsible for protecting all finished surfaces that are not part of the renovation/construction.

Any damage caused to the existing finishes or surfaces shall be the responsibility of the contractor and corrected at his expense.

Failure to correct damage will result in the cost being deducted from the final payment and the contractor will be removed from the bid list.

REPAIRS shall be made to all areas damaged by the contractor resulting from his work under this contract at no additional cost to the Owner. Where "repair" of an existing item is called for in the work write-up, the item or feature (wall, floor, door, etc.) is to be placed in "equal to new condition" either by patching or replacing (taking into consideration the fact that existing structures cannot be "restored as new" and that some lines and surfaces cannot be level, plumb, true, and without slight irregularities). All damaged, decayed, missing, or rotted parts shall be replaced and loose parts shall be secured or replaced so that the finished work shall match the adjacent work in design and dimension. Such patching or replacement shall be made to blend with the existing work so that the patch or replacement is inconspicuous.

INSPECTION of the work by authorized inspectors shall be facilitated by the contractor during normal working hours. All work performed shall be subject to the inspector's approval and acceptance.

TRADE NAMES are used in the basic specifications to establish quality and type of material required; exact material to be used on a specific property may be described in the work write-up for the specific property thereby overriding the specifications.

WHEN ADJACENT PROPERTY is affected by any work performed under the contract, it shall be the contractor's responsibility to take whatever safeguards or precautions are necessary for the protection of the adjacent property and to notify the Owner thereof of such actions.

COLOR SELECTION: The Owner is to select standard colors or patterns furnished by the general contractor from its source of suppliers, unless specified otherwise. If an allowance is specified and the color or pattern selected is more than the allowance, the Owner shall pay the difference in cost. On new homes, a base color and trim on the inside and outside will be selected. Additional colors will be paid by the Owner.

EXISTING PERSONAL BELONGINGS: The Owner shall remove all personal belongings, pets, shrubbery, and all other items located on the property outside of the dwelling and under the dwelling that are in the way of the work to be performed in the work write-up prior to the general contractor commencing the work.

PASCO COUNTY COMMUNITY DEVELOPMENT DIVISION, FLOOD CONTROL BUILDING REGULATIONS shall be taken into consideration, identified in the specifications, and addressed if they apply.

WHEN NATURAL GAS is used all service lines shall be replaced with a new meter and turn-off valves and regulators shall be installed by a licensed contractor to code. Locate the meter(s) per Pasco County Community Development Division and Code requirements. Deposits and turn-on fees shall be the Owner's responsibility. All interior supply lines shall be installed by an approved, licensed contractor.

WHEN BOTTLED GAS is used the general contractor is responsible for all installation and hookup fees at the time of construction and monthly service until construction is complete. The Fire Department shall inspect all hookups for code compliance. All existing bottled gas equipment, bottles, and accessories shall be removed by the Owner prior to construction.

THE PASCO COUNTY COMMUNITY DEVELOPMENT DIVISION certifies that the U.S. Department of Housing and Urban Development's cost-effective energy conservation standards have been applied judiciously and are in consideration of practical rehabilitation situations, economic feasibility, and computed to the best of its ability, knowledge, and local code guidelines.

ALL ALLOWANCES specified in the work write-up are customer price allowances and does include sales tax, delivery charge, and installation.

Profit and overhead are added to the allowance to arrive at the price figure used in the final total. The bid proposal has the percentage the contractor can charge for profit and overhead. The maximum the contractor can charge is 20 percent. Example: material cost \$50.00; labor cost \$50.00; total cost \$100.00 X 20% = \$20.00. Allow \$100.00 - Total Cost \$120.00, Equal at \$20.00 + charge.

License and Insurance: The contractor needs to furnish the Pasco County Community Development Division with a copy of the State License, Pasco County License, Pasco County Business Tax Receipt, Certificate of Insurance with Pasco County Community Development Division on it, Workmen's Compensation Policy with our name listed on it, and an Internal Revenue Service W-9 Form. The contractor will be responsible to continually provide the Community Development Division with current documents. Failure to comply will result in the bids being rejected and removed from the bidder's list.

CONTRACTOR APPLICATION FOR BIDDERS' LIST

Have you ever had a bankruptcy? Yes No
Have you ever been convicted of a felony? Yes No
Have you ever been debarred from a State or Federal job? Yes No

The undersigned contractor certifies that all information given herein is correct and that the information may be verified from any source and further agrees:

1. That the Florida Contractor License Class "C" and Bond, therefore, are current and that the undersigned contractor agrees to maintain current status of all licenses and Bonds as required by Florida and Pasco County laws.

Contractor License No.: _____

2. That the contractor will perform the work in accordance with the description of work, general specifications, all applicable Pasco County and City codes and zoning regulations, and be subject to a final inspection by the Pasco County Community Development Division.
3. That if the work performed by the contractor is found to be unsatisfactory or if the contract relations between the contractor, homeowner, or other parties are found to be unsatisfactory, the Pasco County Community Development Division may remove his/her name from the list of selected contractors without notice.
4. That the contractor will hold all applicable County and City Occupational Licenses.
5. That he/she will abide by all applicable Equal Employment Opportunity regulations.

TO BE SUBMITTED WITH THE APPLICATION:

1. Copy of signed and dated IRS Form W-9.
2. Proof of current liability insurance.
3. Copy of Pasco County Business Tax Receipt (f.k.a. Occupational License).
4. Proof of current Workers' Compensation Policy.
5. Authority to verify credit.
6. Copy of State Licenses.
7. Copy of Pasco County License.

We require that the prime contractor carry Workers' Compensation on their entity. Up to three (3) officers of the corporation may be exempt, but the ENTITY itself must carry Workers' Compensation to cover any workers who may be on the job site.

CONTRACT AND TIME FOR COMPLETION

Substantial completion of the rehabilitation is determined when the items and specifications described in the project write-up is 100 percent complete. If the project is not substantially completed by the due date, the contractor cannot submit a bid for any new projects. Upon substantial completion, the contractor has seven (7) days to complete the punch-list items and fourteen (14) days to submit Final Release of Liens from himself and subcontractors. Releases of liens must also be obtained from all suppliers who submitted a "Notice to Owner" or equivalent and all other construction required documents. If the contractor does not meet this

requirement for the lien releases, he will not be able to bid on any projects until the final paperwork has been submitted.

Due to funding requirements, it is imperative that the Community Development Division show project quality standards as well as administrative documentation. Contractors must successfully complete a single project under the direction of a Community Development Housing Specialist prior to bidding on additional projects.

TECHNICAL SPECIFICATIONS

SPECIFICATION NUMBER:

1. **DEMOLITION WORK:** The contractor shall be responsible for the clean-up and removal from the site (all trash, debris, and surplus materials generated during the course of construction). This shall include all debris and trash inside/outside and under the dwelling. The contractor shall protect adjacent areas so as not to damage any property in the surrounding area. The dwelling shall be left broom clean and the site raked clean after the completion of construction. All surplus materials to be removed shall become the property of the contractor.

When appliances or fixtures are removed from walls, all openings left shall be closed; wiring, gas lines, plumbing, etc., shall be capped or removed according to TBC; and surfaces shall be refaced to match the existing.

The site shall be maintained so as not to constitute a safety hazard during the construction. Debris and trash shall be piled in designated areas out of the way of construction until their removal. A demolition permit shall be obtained by the general contractor whenever applicable. Debris shall not be burned or buried on the site.

All products and materials used in the rehabilitation of Community Development Division projects shall be of an American manufacturer, if available, and meet the latest energy and water conservation requirements.

2. **FILL DIRT:** Fill dirt shall be free from topsoil, vegetable matter, roots, debris, and other deleterious material. Stumps, roots, brush, grass, etc., shall be removed prior to filling.
3. **CONCRETE - GENERAL SPECIFICATIONS** (These specifications are mandatory where applicable):
 - a. No concrete is to be placed over grass, roots, or foreign material.
 - b. All reinforcing shall be free of scale, excessive rust, or coatings that reduce concrete bond.
 - c. All reinforcing rods shall be deformed, as per A.S.T.M Designation A305.
 - d. All concrete slabs shall be separated from existing construction by ¼-inch asphalt-impregnated expansion joint material.
 - e. Fill dirt shall be clean, compacted, and free of deleterious material.
 - f. All materials used for concrete forms shall be removed after the concrete has set. Voids in exposed concrete surfaces will be filled with cement paste and dressed smooth.
4. **FOOTINGS:** Footings shall have a minimum compressive strength of 3,000 p.s.i. at twenty-eight (28) days. Footing size shall be twelve (12) inches deep below new grade elevation to code, by sixteen (16) inches wide, reinforced with two (2) #5 rebar for one

(1) story dwellings; and twelve (12) inches below new grade elevation to code, by twenty (20) inches wide for two (2) story buildings, reinforced with three (3) #5 rebar. Steel is to be 36,000 p.s.i. with a minimum lap of forty (40) bar diameters (twenty-five [25] inches), hung in an approved manner. Forms shall be used when existing soil is not sufficiently firm to retain the concrete. No concrete shall be poured over grass, roots, or foreign material.

5. **PIERS AND BASES:** Piers shall be solid, one (1) piece, reinforced concrete, minimum dimension 8" X 8", and the height equal to the distance from joist or sill to existing ground surface. The piers are to be set in the center of the base in a level position. Hollow masonry units may be used as piers, provided they are poured solid with 3,000 p.s.i. concrete and reinforced with one (1) #5 bar minimum.

The bases shall be a minimum of four (4) inches thick concrete (3,000 p.s.i. or larger). The bases must be set on firm soil below the existing level. The minimum dimension is 16" X 16".

Where possible, the area under the pier and base shall be cleared of any deleterious material and the soil hand tamped to a firmness that will adequately support the load imposed on it. Spacing of the piers shall not exceed eight (8) feet on center.

Each pier shall have a termite shield. The termite shields shall not be less than twenty six (26) gauge galvanized iron, or other suitable metal of proper thickness, installed in an approved manner. The shield is to extend past the edge of the pier 3½ inches minimum, to the end of the crimp, which shall be at a forty-five (45) degree angle.

The shims shall be of a decay-resistant material and shall not exceed 1½ inches maximum in thickness.

6. **STEPS:** The height of all stair risers shall not be greater than 7¾ inches or less than 6½ inches high. Treads and risers shall be proportioned so that the sum of two (2) risers and a tread, exclusive of nosing projection, is not less than twenty-four (24) inches nor more than twenty-five (25) inches (to meet code).
- a. All precast step components shall be properly installed and anchored over the concrete slab, 3½ inches thick minimum. The slab shall extend three (3) inches beyond the sides and rear of the steps and twenty-four (24) inches beyond the front of the steps.
- b. **POURED CONCRETE:** The steps shall be properly formed and poured with 3,000 p.s.i. concrete over firm undisturbed soil. The brick, stone, or broken concrete may be used as fill clean and no debris material. The treads shall have a nonskid finish.

7. **MASONRY WALLS:** New masonry walls shall consist of 8" X 8" X 16" hollow masonry units set in a full course of mortar mix of an approved type, in a running bond. Masonry lintels shall have one (1) ½-inch deformed steel rod and be filled with 3,000 p.s.i. concrete minimum. All corners, lintels, and footings shall be tied together to comply with the applicable Florida Building Codes. All window and door openings shall have an approved, stamped, concrete lintel with a minimum bearing of four (4) inches on each side. All window and door openings shall also have an approved, precast sill properly installed.

8. MASONRY WALL REPAIR: All mortar joints shall be cleaned of loose mortar and shall be tuck-pointed with new mortar in an approved manner. Any chipped blocks or bricks shall be patched with mortar and any structurally damaged blocks or bricks shall be removed and replaced with a new unit properly set in a new bed or mortar.
9. CONCRETE SLAB: All concrete slabs shall be a minimum of 3½" thick, 3,000 p.s.i. concrete. Reinforcing shall be 6" X 6", No. 1.4/1.4 welded wire. No concrete is to be placed on grass, roots, or foreign matter. All backfill shall be well tamped and level before placing of the concrete. The top of the slabs poured on the existing grade shall be a minimum of four (4) inches above surrounding soil. All exposed slabs shall have a nonskid finish. Fibermesh may be used instead of welded wire, with the engineer's approval.

All slabs in the living area of the dwelling shall have six (6) mil "visqueen" installed over the soil, lapped six (6) inches minimum, and taped per the prevailing Florida Building Code. The slabs above grade may be installed in either of the following ways:

- a. Form and pour concrete in a monolithic pour according to the applicable International Building Code.
 - b. The slab may be poured over a masonry foundation consisting of 8" X 8" X 16" hollow units set on a concrete footing, having the space within the foundation filled with clean, compacted fill dirt. The foundation wall shall be properly anchored with vertical rebar, per Standard Building Code. The slab shall be sloped to drain water away from the dwelling.
 - c. Any slabs to be poured over fill dirt 12" or more should be engineered fill, shall be poured monolithically, and have compaction tests completed.
 - d. The slabs must be recessed at all sliding glass doors and garage doors.
 - e. Treat the slab for termites and give the owner a one (1) year warranty. The contractor can treat the wood framing as an option for termite treatment.
10. HANDRAILS, COLUMNS, AND POSTS: All railings, columns, and posts shall meet the Thurst designs as outlined in Section 1207.2 of the Florida Building Code.
 - a. The metal handrail shall be 1½ inches outside dimension, galvanized iron, and securely attached to the floor system or steps. If the handrail is to be attached to an existing one, then match the existing one as close as possible.
 - b. Ornamental steel railings may be of an adjustable or a welded type, prime coated, and shall include all accessories to properly secure them to the walls, floors, and columns.
 - c. All handrails and guardrails shall be installed according to Sections 1112.5 and 1121 of the Florida Building Code.
 - d. All steel columns shall be prime coated, tubular, and shall be attached securely with the proper type anchors at the top and bottom. Decorative columns may be

used where specified, provided they are structurally capable of supporting the roof load.

- e. Wood columns shall be 6" X 6" pressure-treated lumber, or as shown on the plans or write-up, and shall be set on a galvanized column anchor or cast metal shoe properly attached to the floor system. The top shall be securely attached with the proper type of anchor as shown on the plan.
- f. Structural aluminum columns shall be a minimum of 3" X 3" mill finish, unless otherwise specified, and shall be capable of supporting the roof load or as shown on the plan.

11. **CARPENTRY - GENERAL SPECIFICATIONS:** These general specifications are mandatory where applicable:

- a. All wood in contact with concrete, earth, or within eight (8) inches of the ground shall be pressure treated (.06).
- b. Furring strips applied to the masonry shall be 1" X 2" pressure-treated wood or other approved materials.
- c. All structural timbers shall be No. 2 Yellow Pine or other approved materials.
- d. The exterior exposed woodwork shall be "C" and better grade Douglas fir or cedar, or other approved materials.
- e. The interior woodwork and trim shall be "C" and better grade Douglas fir, finger joint ponderosa pine, clear pine, or other approved materials (pre-prime).
- f. All studs shall be sixteen (16) inches on center. All load-bearing stud walls shall have double-top plates and nailed to code.
- g. All structurally damaged material shall be removed prior to the installation of new material. Any additional material needed to reinforce the existing support systems shall be added as required.
- h. All girders and other structural support members shall be capable of supporting all design dead and live loads imposed on them without sagging or buckling.

12. **FLOOR FRAMING:** All new or replaced floor joists shall be supported at their extreme ends by either a proper ledger or metal joist hanger. Toe nailing only will not be acceptable. No splicing of floor joists between supports will be permitted. All floors shall be properly reinforced or as shown on the plan.

Remove structurally-damaged floor joists and replace with new joists of No. 2 Southern Yellow Pine or other approved materials. Any additional material needed to reinforce the existing support systems shall be added as required.

Bearing for joists shall not be less than 1½ inches on wood or metal and three (3) inches on masonry. Joists shall be placed so that the top edge provides an even plane for installation of the subfloor and finished floor. Bridging shall be installed at the midpoint of the span of all joints.

Notches for piping in the top or bottom of the joists shall not exceed $\frac{1}{6}$ -inch in depth of the joist and shall not be located in the middle of the span. Holes bored in the joists for piping or electric wiring shall not be closer than two (2) inches to the top or bottom of the joist and the diameter of the hole shall not exceed $\frac{1}{3}$ -inch of the depth of the joist. All floor girders and joists shall be jacked and leveled as close to level as job conditions permit.

13. FLOOR SHEATHING: Allowable spans shall be as stated in Section 1706.3 of the Florida Standard Building Code. The spacing in inches of the floor supports over which the panels are applied shall not exceed the identification index number stamped on the panel backs. The end joists shall be staggered and occur over the floor joists. The interior plywood shall have exterior glue where the floor may be subjected to unusual moisture conditions. Particle board shall not be used in wet areas.
 - a. Where new sheathing is installed directly over floor joists, the sheathing shall be DFPA underlayment grade plywood, $\frac{3}{4}$ -inch thick, tongue and groove, group one, interior, for use under resilient flooring and carpeting.
 - b. Where plywood sheathing is applied over an existing floor, the sheathing shall be DFPA underlayment grade plywood, $\frac{5}{8}$ -inch thick minimum, group one, interior, for use under resilient flooring and carpeting. The existing flooring shall be spot-repaired where necessary with lumber of a similar type and size as the existing floor before installing the new sheathing.
 - c. Where particle board sheathing is applied over an existing floor, the sheathing shall be Type 1-B-1, minimum of $\frac{5}{8}$ -inch thick particle board as specified in Commercial Standard CS236. The existing floor shall be spot repaired where necessary with lumber of a similar type and size as the existing floor before installing the new sheathing. The particle board shall not be used in kitchens, bathrooms, laundry/utility rooms, near water heaters, A.C.A.H.U. closets, and any other wet areas in which water supply lines service equipment or fixtures.
14. FLOORING REPAIR: All damaged, loose, or broken subflooring shall be repaired or replaced before installation of a finished floor. Spot repairing on existing tongue-and-groove flooring shall be made so that end joists occur over a floor joist. Adjacent end joints shall be staggered. Replaced flooring shall match the existing in size, quality, and finish, unless otherwise specified. The flooring shall extend into the closets and storage areas. Exposed nail heads are to be recessed and filled with putty.

When necessary to remove the existing base and/or shoe mold in order to repair damaged flooring, the new base and/or shoe mold shall be installed and finished to match the existing base and/or shoe mold.

15. FLOORS - SAND AND VARNISH: Lightly sand the existing floor. Fill the cracks with water-based putty colored to match the existing flooring and sand these areas again. Apply three (3) coats of "Moisture Cure" urethane sealer. All work is to be performed by a professional floor sander.

Replace or repair, as directed by the architect, damaged boards and stain to match existing. Exposed nail heads are to be recessed and filled with putty prior to sanding.

16. OAK FLOORING: Install oak flooring in indicated rooms. Flooring shall be $2\frac{5}{32}$ " X 2" X 14", end-matched, tongue-and-groove, (Select Red Oak, Select White Oak) sanded and sealed as specified in Item No. 15. New floors shall be completed with new shoe mold and/or base finished to match the floor, except spot repair.
17. PINE FLOORING: Install pine flooring in the indicated rooms. The flooring shall be nominal 1" X 4" tongue-and-groove "C" grade pine, sanded and sealed as specified in Item No. 15. The new floors shall be completed with new shoe and/or base mold finished as designated by the Owner.
18. ALL FLOOR COVERING: is to be applied over the indicated sheathing unless otherwise specified. Apply a minimum of fifteen (15) pound felt properly bonded to the subfloor with hot or cold process wherever floor areas are not acceptable for floor covering.
19. CARPET: The carpet shall be thirty (30) ounce, stain resistant, installed over a minimum of $\frac{1}{2}$ -inch rebond, FHA-approved. The installation shall be in an approved manner. All tack strips, metal accessories, etc., are included in this specification. The carpet shall be first quality. No seconds will be accepted.
20. RESILIENT FLOOR COVERING (VINYL COMPOSITION TILE): The floor covering shall be installed over underlayment, and all materials and workmanship shall conform to applicable building codes and the manufacturer's recommendations. The vinyl tile shall be $\frac{1}{8}$ " X 12" X 12". When installing new floor covering, the shoe mold and base shall be replaced with new. All resilient floors shall be FHA-approved.
21. FLOOR COVERING - SHEET VINYL: Over underlayment: install indicated sheet vinyl laid in strict compliance with the manufacturer's specifications. When installing new floor covering, all shoe mold and/or base shall be removed and replaced with new. All sheet vinyl shall be FHA-approved.

Vinyl covering (0.050 gauge minimum).
22. FLOOR COVERING - CERAMIC:
 - a. The ceramic floor tile shall equal or exceed the Standard Grade requirements of the U.S. Department of Commerce. The floor tile shall be standard grade, selected by the Owner.
 - b. The tile shall be set with tile cement directly over an approved underlayment. All joints shall be grouted with an approved tile grout. The tile shall be cleaned with an approved cleaner and sealed in accordance with the manufacturer's instructions. Use marble threshold at door openings.
23. EXTERIOR FLOORING: Tongue-and-groove flooring for exterior porches or enclosed utility rooms shall be 1" X 4", "C" exterior grade, or better. When the width of an existing wooden porch is nine (9) feet or less, the flooring shall extend from the main body of the structure to the outer extremity or porch. No splicing will be permitted. When the width of an existing wood porch is more than nine (9) feet, one (1) splice per run will be permitted, provided the spliced flooring is four (4) feet or more in length. Adjacent end joints and runs of flooring must be staggered. ALL EXTERIOR WOOD FLOORING SHALL BE PREPRIMED ON BOTH SIDES, ENDS, AND EDGES BEFORE

INSTALLATION BY THE GENERAL CONTRACTOR. The porches shall be sloped to drain away from the building. All nails shall be galvanized.

Exterior decks, pressure-treated wood (.06), $\frac{5}{4}$ " X 6", with rounded edges to be installed on ramps and steps. Spacing of floor joists are not to be over 24" O.C. max. Leave $\frac{1}{8}$ " gap between boards when installing the flooring. Present proof of purchase to confirm 0.06 rating of the pressure-treated wood.

24. LAMINATED PLASTIC FLOORING: Install over a prepared sub-surface, laminated plastic flooring furnished and installed by Pergo Laminated Flooring, BHK Laminate Flooring, Westhollow Laminate Flooring, Witex Laminate Flooring, or approved equal. All flooring is to be installed in accordance with the respective manufacturer's printed instructions. The commencement of the installation of the flooring over the sub-surface constitutes acceptance of that sub-surface for warranty and installation. Included in the cost of the installation of the laminated plastic flooring are all preparations of the sub-surface required by the contractor to install and warranty the finished flooring product. Included in this specification is the installation of shoe molding at the perimeter of all installations.

25. BASE AND SHOE MOLDING:

- a. Clamshell Base Molding or Colonial Base.
- b. Vinyl Base Molding.
- c. Shoe Molding.
- d. Square Cut Base Molding.
- e. Standard to Match Existing.

The base and shoe mold shall be of a clear grade, unless otherwise specified. The base shall be installed in all rooms of the dwellings, and the shoe mold will also be installed in all rooms that have resilient tile or sheet vinyl floor covering, after the floor covering is installed.

26. WALL FRAMING SPECIFICATIONS:

- a. Unless the plywood sheathing or other approved materials are used, the new corner posts on the exterior wood walls shall be braced on both sides of the corners as outlined in Section 1706.2 of the Florida Building Code. New studs in the existing or the new walls shall be spaced on sixteen (16) inch centers.
- b. All load bearing stud walls shall have double-top plates. All headers over the door and window openings shall be doubled as per the Florida Building Code. All joints shall be staggered, and piecing together of short lengths will not be allowed.
- c. For openings in the exterior walls three (3) feet or less and from three (3) feet but not more than six (6) feet, the header shall rest on a single-header stud. For openings greater than six (6) feet, the header shall rest on two (2) header studs.

The header shall not exceed spans shown in Table 1707.3 of the Standard Building Code.

- d. Openings in the interior: Nonbearing partitions may be framed with double studs and headers.
 - e. All framing shall comply with the applicable Florida Building Codes. Where repairs are made to existing walls, all repairs shall comply with the requirements for wall framing and new stud walls.
 - f. All walls shall be fire-stopped according to Section 705.1 and 1704.1 of the Standard Building Code. Cutting, notching, and boring of holes in wall framing shall not exceed the requirements of Section 1706.3 of the Florida Building Code.
 - g. Where safety grab bars, wall-hung lavatories, or sinks are used, wall framing shall be reinforced to properly support the grab bars, wall-hung lavatories, or sinks attached to the wall.
27. NEW STUD WALLS: Studs in one (1) and two (2) story buildings shall not be less than 2" X 4" with the wide face perpendicular to the wall. The studs shall be spaced at sixteen (16) inches on center. Sole plates shall be pressure treated if installed on masonry or concrete.
28. ROOF SHEATHING: Plywood sheathing shall be standard C-D grade, DFPA standard grade, ¹⁵/₃₂-inch four (4) ply by 4' X 8' minimum, with a ply clip between each rafter. Allowable spans shall be as stated in Tables 708.4A and 1708.4B of the International Building Code. Strip sheathing shall be 1" X 4" minimum. All end joints shall be made over a rafter. Sheathing the supporting verge or trim rafter shall extend back onto the roof a minimum of four (4) feet. Where repairs are made to an existing roof, new sheathing shall match the existing size and thickness. Sheathing should be spaced nail per code. Set price by the C.D.D. for maximum material and labor cost.
- 1 X Lumber - \$3.75 Board Foot
 - 2 X Lumber - \$2.25 Board Foot
 - 4 X 8 ³/₄" CDX Plywood - \$45.00/Sheet
 - 4 X 8 ³/₄" CDX Plywood - \$50.00/Sheet

The contractor is to notify the Housing Specialist at the time of roof installation so pictures of the substrate and water barrier installation can be taken to verify compliance of the specifications. Failure to notify could result in the roofing being rejected.

29. ROOF FRAMING - GENERAL SPECIFICATIONS: No splicing of any rafter will be permitted, unless specified. When rafter tails are to be replaced, they shall be cut back flush with the exterior siding. New rafter tails shall be of the same dimension as the old and face-nailed to the side of the existing rafter at a distance of four (4) feet back from the outer edge of the wall. All structurally damaged rafters that will not properly support the roof load shall be removed completely.
- a. Approved trusses may be used when specified. These shall be engineered type and stamped by the manufacturer to assure structural integrity.

- b. Collar ties shall be installed on all new rafters. The ties shall be installed with 1" X 6" pine or fir and located in the middle third of the rafter length.
 - c. All saw cuts on the roof framing and rafter shall be on the line and closely fitted.
 - d. When a ridge board is to be installed, it shall be a minimum of 1½ inches in thickness and not less in depth than the cut end of the rafters it joins.
 - e. Ceiling joists and rafters shall be nailed to each other where possible. Ceiling joists shall be continuous or joined together over a partition to provide a continuous tie across the building.
 - f. When replacing a fascia board, its length shall be sufficient to reach a minimum of three (3) rafter ends.
 - g. Roof framing shall be secured to the top of the exterior walls by hurricane clips or other approved methods. All roofs shall be properly braced in such a manner to prevent or correct sagging along the rafters and ridge boards.
 - h. Framing for attic access (scuttle hole), where necessary, shall be installed so that it does not weaken the structural integrity of the roof framing. The access opening shall be as provided by the applicable Florida Building Code, but in no case less than the size required to install or remove the largest component of the mechanical equipment unit.
 - i. When trusses are used, ridge blocking (minimum, 2" X 6" with 2" X 4" truss, 2" X 8" with 2" X 6" truss) shall be installed between all trusses.
 - j. Drop Ceiling Framing: The framing shall be installed as specified in Section 1708 of the Florida Building Code.
30. GABLED ENDS shall be installed per the applicable Florida Building Code in a workmanlike manner and shall be installed as stated in Table 707.1C of the Florida Building Code.
- a. Aluminum Siding: Shall be a minimum of 0.024-gauge, installed over a vapor barrier or reflective-type insulation as recommended by the manufacturer. Installation shall include all accessories needed for proper installation.
 - b. Vinyl Siding: Shall be the same as the vinyl siding specified in Specification No. 39 - Exterior Siding and Trim-Vinyl. Install over Ty-Vek. The thickness of the vinyl siding is .040 (140 mph wind).
 - c. Wood Panel Siding: Shall by Type A-C, Group Two, exterior grade plywood, DFPA, ½-inch thick minimum, installed over vapor barrier with galvanized nails. Battens are to be installed over all joints.
 - d. Textured Wood Siding: Shall be T-111, exterior type, Group One, sanded or unsanded, ship-lapped edges, DFPA, ⅝-inch thick minimum, and installed over vapor barrier with galvanized nails.

- e. Masonry Finish: Apply vapor barrier over wood-frame construction. Over vapor barrier, install corrosion-resistant metal lath and apply $\frac{3}{8}$ -inch brown coat and $\frac{1}{4}$ -inch minimum finish coat.
 - f. Lap Siding: Shall be $\frac{7}{16}$ -inch thick minimum by sixteen (16) feet long, smooth, preprimed masonite panels. The siding shall be installed with corrosion-resistant nails over vapor barrier and all ends shall be attached together with H-molding and sealed with an exterior caulking.
31. ATTIC VENTILATION: Provide adequate ventilation to attic space per Section 1708.8 of the Florida Building Code. Ridge vents are to be properly fastened with galvanized roofing screws and self-leveling sealant to match the product installed.

All vents shall be provided with proper screening, 18" X 14" mesh aluminum.

32. WINDOWS - GENERAL SPECIFICATIONS: Vinyl or aluminum frame single-hung or horizontal slider window(s) with insulated glass as stated in the work write-up. New window unit(s) shall include new fiberglass screens, permanent weather-stripping, a positive locking device, and a standard glazing bead. All windows and frames shall be thoroughly caulked at the time of installation to prevent water and air infiltration. Bathroom windows shall be obscure glass. All aluminum window unit(s) are to have a factory-applied, enameled finish. The window unit(s) are to meet the Florida Building Code protocol and testing is required to meet the wind load for the area of installation. All required mullions and/or accessories necessary for installation are to be furnished by the window manufacturer. Window installation shall meet all State and local code requirements. Unless otherwise noted, window frames are to be white.

Install safety glazed at bathroom exterior sill per Florida Building Code-R. Windows shall be of an approved type and shall have permanent weatherstripping. Aluminum awning and jalousie windows shall have torque-bar operation.

- a. When windows are installed in new openings, in existing walls, or where existing openings are damaged beyond use, the window openings shall be framed to fit standard-sized windows with new casings and trim applied to match existing surfaces.
- b. When replacing windows in existing openings, the contractor shall repair any surrounding areas affected by this work. The repair work shall be finished so as to conform to the surrounding surfaces, including drywall, stucco, texture, and paint.
- c. When installing a new window in an existing wooden frame, the new window shall be sized to the nearest dimensions required to fit the existing opening. The repair work shall be finished so as to conform to the surrounding surfaces, including stucco/siding, drywall, texture, and paint.
- d. Marble stools and precast concrete sills shall be of a size to properly fit the window opening. If the stool or sill is broken during the installation of the window, it is the contractors' responsibility to replace the marble stool and/or the concrete sill to match the existing.

- e. Wood stools shall be of a clear grade of lumber to accept stain and shall be one (1) inch (nominal) thick minimum.
 - f. Install "Metals USA" (or equal) 0.050 aluminum storm panel shutters to comply with the Florida Building Code protocol and testing requirements for use in the Wind-Borne Debris Region. Storm panels are to be installed in accordance within manufacturer-recommended tolerances meeting all State and local code requirements. All required standard and off-set header channels, F-tracks, or studded angles are to be furnished or approved by the storm panel manufacturer. All panels, channels, tracks, and angles are to be fastened with machine screw anchors, caulk-in with $\frac{7}{8}$ " embedment, and $\frac{1}{4}$ -20 stainless steel machine screw at 6" O.C.
 - g. Installing Egress Windows: Any opening that requires modification to accommodate an approved Egress Window shall include sill lowering and replacement and rerouting of electrical service necessary for the installation as well as repairs to all interior and exterior surfaces and finishes to match the surrounding areas in the bid cost.
33. HIGH IMPACT WINDOWS: WINDOWS - GENERAL SPECIFICATIONS: Vinyl or aluminum frame single-hung or horizontal slider window(s) with insulated glass as stated in the work write-up. New window unit(s) shall include new fiberglass screens, permanent weather-stripping, a positive locking device, and a standard glazing bead. All windows are to be installed to the manufacturer's specifications and thoroughly caulked to prevent water and air filtration. The bathroom windows are to be obscure glass. All aluminum windows are to have a factory-applied, enameled finish. The window unit(s) are to meet FBC protocol and testing requirements for use in the Wind-Borne Debris Region. All required mullions and/or accessories necessary for installation are to be furnished by the window manufacturer. Window installation shall meet all State and local code requirements. Unless otherwise noted, window frames are to be white.
- Installing Egress Windows: Any opening that requires modification to accommodate an approved Egress Window shall include sill lowering and replacement and rerouting of electrical service necessary for the installation as well as repairs to all interior and exterior surfaces and finishes to match the surrounding areas in the bid cost.
- This section is to include Section 32, a, b, c, d, e, and f, for installing windows.
34. HIGH IMPACT WINDOWS, ENERGY EFFICIENT - INSULATED/LOW - E/ENERGY STAR: Vinyl or aluminum frame single-hung or horizontal slider window(s) with insulated glass as stated in the work write-up. New window unit(s) shall include new fiberglass screens, permanent weather-stripping, a positive locking device, and a standard glazing bead. All windows are to be installed to the manufacturer's specifications and thoroughly caulked to prevent water and air filtration. The bathroom windows are to be obscure glass. The window unit(s) are to meet Florida Building Code protocol and testing for use in the Wind-Borne Debris Region. All required mullions and/or accessories are to be furnished by the window manufacturer. Window installation shall meet all State and local code requirements. Unless otherwise noted, window frames are to be white.

Energy Star Requirements for the Southern Region: It will be the contractors' responsibility to meet the most current criteria set for Energy Star qualification and labeling in the Southern Region.

Installing Egress Windows: Any opening that requires modification to accommodate an approved Egress Window shall include sill lowering and replacement and rerouting of electrical service necessary for the installation as well as repairs to all interior and exterior surfaces and finishes to match the surrounding areas in the bid cost.

This section is to include Section 32, a, b, c, d, e, and f, for installing windows.

35. CRAWL SPACE VENTILATION: The space between the bottom of the floor joists and the earth under the dwelling shall be provided with a sufficient number of ventilation openings through the foundation skirting to ensure ample ventilation and such openings shall be covered with corrosion-resistant wire mesh not greater than ½-inch nor less than ¼-inch in any dimension. The minimum total area of ventilation openings shall be proportioned on the basis of two (2) square feet per each 100 square feet of wall plus ⅓ square foot for each 100 square feet of crawl space area. One (1) such ventilation opening shall be within three (3) feet of each corner of the dwelling. Usable crawl spaces under dwellings shall be provided with a minimum of one (1) access opening not less than 18" X 24". Access openings shall be readily accessible and provided with a door that may be easily removed or opened. The door shall be manufactured to fit the access opening and shall be made of either galvanized metal frame with galvanized screen wire or aluminum frame with aluminum screen wire. No galvanized metal is to be used when aluminum siding or foundation skirting is used.
36. WINDOW REPAIR: When installing or repairing windows, the contractor shall repair any surrounding area affected by this work. The repair work shall be finished so as to conform to the surrounding surfaces.

Sash cords shall be replaced with sash chain.

All broken glass shall be replaced with new glass and properly reglazed. The windows shall be adjusted for proper operation and shall have a locking device.

37. EXTERIOR DOORS: All exterior doors specified to be replaced shall have composite jams and be complete with new hardware and new lever locket in the Kwikset Bel Air series or equal. All doors shall be installed in a new, approved frame complete with stops, weatherstripping, jambs, etc. After trimming and fitting of the door, all edges shall receive the same finish as the sides of the door. A door bumper and threshold are included on all exterior doors.

All exterior doors shall have a one (1) inch throw dead bolt, single cylinder, thumb-screw/key operated inside. Dead bolt and lockset shall be keyed alike. Exterior doors shall be wind-loaded and installed to meet code.

All thresholds shall be caulked to ensure protection from water intrusion per the manufacturer's installation instructions.

The doors may be metal, wood, or fiber glass. All doors to be prime painted, including the top and bottom, with two (2) coats of enamel paint:

- a. Exterior Wood Flush Door: Exterior doors shall be 1¾ inches minimum with weatherstripping, flush, solid core, birch, or beech finish with peep hole.
 - b. Combination Door: Exterior combination doors shall be 1¾ inches minimum with weatherstripping, panel on the lower half, window and screen insert on the upper half, and varnish-grade finish.
 - c. Combination Door: Exterior combination doors shall be wind zone 1¾ inches minimum with weatherstripping, flush lower half, window and screen insert on the upper half, and varnish-grade finish.
 - d. Panel Door: Exterior doors shall be 1¾ inches minimum with weatherstripping, peephole, six (6) panels, and varnish-grade finish, unless otherwise specified.
 - e. Metal Entry Door: Shall be 1¾ inches minimum with weatherstripping and peephole. Type as specified.
 - f. Garage Door: See Specification No. 72.
 - g. Glass Sliding Doors: Shall have insulated glass and white aluminum frame or white vinyl frame. Doors are to be anchored to wind load and to the manufacturer's specifications. As stated in the write-up, the glass sliding doors can be high impact. Glass sliding doors and windows are to be from the same company.
 - h. Doors between interior and garage are exterior doors, requiring weather stripping, dead bolt and handset, threshold, and keyed same as the exterior doors.
38. WINDOW SCREEN - ALUMINUM SCREEN: Replace existing screen frames with new aluminum frames and 18" X 14" mesh screens complete with new latch and hangers. All frames shall have mil finish, unless otherwise specified.
39. SCREEN - RESCREEN: Rescreen the indicated area using 18" X 14" mesh or fiber glass screen wire.
- Replace spline molding with new matching molding. Replace all damaged or missing hooks and hangers.
40. EXTERIOR SIDING AND TRIM REPLACING: Replace damaged siding with new siding and match existing size and type as close as possible, where applicable. Adjacent end joints shall be staggered a distance of at least two (2) studs. Properly attach the siding and trim with corrosion-resistant nails as specified in the applicable building codes.
41. EXTERIOR SIDING AND TRIM - NOVELTY: Cover indicated sections of the structure with new wood novelty siding or other specified material. All joints shall be tight and adjacent end joints shall be staggered. The siding shall be installed over the vapor barrier and is to blend and conform with the existing structure. All horizontally-applied

siding shall be staggered a minimum of two (2) stud spaces. The siding is to be nailed with galvanized casing nails.

42. EXTERIOR SIDING AND TRIM - VINYL: Cover the indicated sections of the structure with new vinyl siding and trim. The siding and trim is to conform to ASTM-D-3679 Rigid Polyvinyl Chloride Siding (PVC). Unless otherwise noted, the siding is to be double four (4) inch exposure with self-aligning lock. All siding is to be of the standard manufacturer's color selection with matching louver vents, drip caps, corner posts, trim, and accessories; all to be installed per the manufacturer's printed instructions. Vinyl siding is to be 0.040 thick to meet 140 mph wind load.

43. EXTERIOR SIDING - ALUMINUM AND TRIM: Cover the indicated area of the structure with a minimum of .024-inch aluminum siding. The siding shall be installed over a vapor barrier or reflective-type insulation as recommended by the manufacturer. The installation shall include J-Channel, door channel, inside and outside corners, starter strip, and finish mold. The installation shall be per the manufacturer's recommendations. Alcoa, Reynolds, or equal are the approved types.

Cover all windows, door trim, and sills with baked enamel; coil stock 0.019-inch minimum. Alcoa, Reynolds, or equal are the approved types.

44. EXTERIOR SIDING - LAP SIDING: The lap siding shall be $\frac{7}{16}$ -inch thick minimum by sixteen (16) feet long, smooth, preprimed Masonite panels. The siding shall be installed with corrosion-resistant nails and all the ends shall be attached together with H-molding and sealed with an exterior caulking. (On exterior siding, extend sap siding to six (6) inches above finished grade).

45. EXTERIOR SIDING - MASONRY FINISH: Cover the designated sections of the structure with cement masonry finish. If the masonry finish is to be applied over the frame construction, the vapor barrier must first be applied to the siding. Over the vapor barrier, nail the corrosion-resistant metal reinforcement. Over the reinforcement, apply one (1) $\frac{3}{8}$ -inch brown coat and one (1) $\frac{1}{4}$ -inch finish coat, minimum. The masonry finish on masonry walls is to extend six (6) inches minimum below finish grade. On frame walls, extend the stucco below the frame walls one (1) inch and use a J-Channel for a stopping point. Caulk between the J-Channel and the concrete foundation. The color of the masonry finish is to be achieved by application of the waterproof-approved masonry coating.

The masonry finish shall not be applied over painted block or brick unless the surfaces are pressure cleaned, sand blasted, and primed. For frame construction, all windows are to have a metal drip cap at the top. All window sills are to be wrapped with metal lath, vapor barrier, and masonry finish to match the rest of the house. All corners and window jambs are to be wrapped with corner bead. Where new walls meet existing walls, expansion joints need to be installed or the metal overlaps both walls by one (1) foot.

46. SOFFIT AND FASCIA - ALUMINUM AND FRAME ALUMINUM: Enclose all eaves indicated. At aluminum siding, install aluminum. At vinyl siding, install vinyl or aluminum. This shall be done by installing baked enamel, aluminum, and vinyl ventilated soffit material to the underside of the rafters. Enclosing of the eaves shall include installation of the fascia board and the application of baked enamel aluminum over same. The fascia material needs to be pressure treated. The soffit material shall

not be less than .019-inch thickness baked-enamel aluminum; includes aluminum eave drip. The fascia and soffit are to be installed according to the manufacturer's specifications and hurricane codes. On exiting soffits, remove the plywood soffit before installing the aluminum or vinyl soffit.

For soffit and fascia framed aluminum or vinyl, build the soffit under the roof overhang by installing baked enamel, vinyl, aluminum, and soffit material over the wooden soffit framing. Aluminum, vinyl soffit material shall be either ventilated, ribbed, or V-groove as selected by the Owner. Aluminum for the soffit shall be a minimum thickness of 0.019-inch for molding and trim and shall be baked-enamel aluminum. The vinyl soffit shall conform to ASTM-D-3679. A fascia pressure-treated board shall be installed on the rafter ends and covered with baked enamel aluminum with a minimum thickness of 0.019-inch. The soffit shall be constructed ninety (90) degrees to wall, parallel to the ground; supporting "look out" members shall be a maximum of twenty-four (24) inches center to center. Includes aluminum or vinyl eave drip. The supporting wood on block or frame walls for anchoring the J-Channel shall be a 1 X 2 pressure-treated, secured to the wall. The J-channel needs to be installed before the masonry finish is installed on the wall. All overhangs on the gable end are to have wood supporting the soffit. When removing existing enclosed soffit/fascia material, refer to Specification Nos. 28 and 29 for set costs and material/installation requirements.

47. EAVES - REPAIR: Remove all deteriorated sections of the eaves and replace with new sections of the approved materials to match the existing. Rafter tails, soffit, fascia, etc., are included in this section. The rafter tails are to extend a minimum of four (4) feet back from the edge of the wall.
48. SOFFIT AND EAVES: Enclose all eaves of the house including gable ends overhang. This shall be done by applying $\frac{3}{8}$ -inch exterior plywood, Type A-C, Group Two, DFPA, unless otherwise specified, to the underside of the rafters. Enclosing of the eaves shall include installation of fascia board. Use H-mold at all joints. The soffit vent shall be aluminum louvered vents with 18" X 14" mesh aluminum wire, if available.

For soffit - framed installation, build the soffit under the roof overhang by installing $\frac{3}{8}$ -inch exterior plywood, Type A-C, Group Two, DFPA, unless otherwise specified, from the end of the rafter to the wall of structure. The soffit shall be constructed at ninety (90) degrees to the wall, parallel to the ground, and shall not be attached to the bottom of the rafters. The maximum spacing for the soffit supporting the "look out" members shall be twenty-four (24) inches center-to-center. The soffit shall be finished at the wall with the molding strip and at the end of the rafter with fascia board. The soffit vents shall be aluminum louvered vents with 18" X 18" mesh aluminum wire.

49. GUTTERS, DOWNSPOUTS:
 - a. Aluminum with baked enamel finish (six [6] inches seamless) shall be installed over the existing fascia with approved hangers. Downspouts shall be properly attached to the gutters and attached to the wall with a sufficient number of proper clamps. A splash block shall be installed under each downspout. The gutters shall be properly sloped to prevent water from ponding. The downspouts are to be 3" X 4". Two (2) downspouts per run or as directed by the Housing Specialist.

- b. Galvanized gutters and downspouts shall be twenty-eight (28) gauge minimum galvanized metal. The installation shall be the same as specified for aluminum gutters and downspouts. Downspouts are to be 3" X 4".
 - c. If engineering is required, to be furnished by the contractor.
50. ROOFING - GENERAL SPECIFICATIONS: All material, equipment, and workmanship must conform to the Florida Building Code for the Installation of Roof Covering. When the general specifications or the work write-up exceed the minimum requirements of the roofing code, the materials and workmanship called for will be required. All roofing systems are to include peel and stick as a secondary water barrier, and nailing of the existing roof deck is to meet current codes.

The installation of the new roofing shall include the replacing of all damaged, missing, or additional components, including decking, rafters (common, verge, and tails), ridge boards, collar ties, braces, purlins, etc., in accordance with the International Building Code or Local Codes.

All end joints of the roof decking (sheathing) shall be located over a rafter, and all decking which supports a verge rafter must extend a minimum of four (4) feet back into the roof. Whenever the roof sheathing is exposed at any open or visible area, roofing nails should not penetrate the sheathing and be exposed. Nail existing sheathing to Florida Building Code or Local Codes, and it needs to be inspected by a housing specialist before dry-in. (6" field - 6" edge with an 8 penny ring shank nail.)

All sagging or weakened sections of the roof shall be corrected and reinforced by utilizing collar ties, braces, purlins, sole plates, or any other acceptable methods.

Replacement of the existing roof cover shall include the removal of all old roofing material, felts, and flashing. All flashing (including valleys, chimneys, eaves drip, and any other critical areas) shall be a minimum of twenty-six (26) gauge galvanized steel or twenty-eight (28) gauge aluminum. All eaves and rakes must be flashed with five (5) inch, FHA-approved, galvanized steel or aluminum drip edge on sloped roofs with 7³/₁₆-inch (3½-inch face) galvanized steel or aluminum gravel stop on flat roofs. An all-metal drip edge and a gravel stop must match the aluminum when installed in conjunction with the aluminum soffit and fascia. All projections through the roof shall be flashed in an approved manner in accordance with the Florida Building Code.

All roofing materials must be installed in accordance with the manufacturer's recommendations and the roofing code, unless otherwise indicated, in the work write-up. The installation of the base sheet or secondary shall be peel and stick grade or equal; roof covers, flashing, etc., must conform to the fastening schedules in accordance with the Roofing Standards of the Florida Building Code or local codes. All nails must be galvanized. Stapling of shingles will not be permitted. The contractor is to warranty the roof for five (5) years for roof leaks.

CHANGE IN POLICY FOR RE-ROOF PERMITS - EFFECTIVE OCTOBER 1, 2007

If the house was built prior to 2002, the following will apply:

Staff will issue a Hurricane Mitigation Re-Roof Permit (HMR) to a roofing contractor.

Inspections as follows:

- a. Dry-in in progress
- b. Drip Edge in progress
- c. Flashing in progress: Prior to final inspection, the appropriate affidavit(s) and pictures will need to be submitted to and approved by Pasco County Building Inspections.
- d. Final

Staff will verify wind speed for which the house is located. If the wind speed is 120 mph or greater, with a house value of \$300,000.00 or greater, a second permit will be required.

The second permit will be Hurricane Mitigation Strapping (HMS), issued to a General, Building, or Residential Contractor.

HMS and HMR permits must be issued together.

Inspections as follows: Strapping

If the structure is not located in a 120 mph or greater wind speed area, no further permits would be required.

Staff will still be required to collect the following information:

- a. Application
- b. Roofing Material
- c. Central Permitting Affidavits

For a house that will receive the second roof over, staff will still use the ARR work code and follow current practice for permit issuance.

The ARR work code will also be used for all re-roofs on houses built after 2002.

Note: See Pasco County Building Permit on following page.

PASCO COUNTY
BUILDING DEPARTMENT

RE: Permit # _____

Inspection Affidavit

I _____, licensed as a(n) Contractor*
/Engineer/Architect, FS 468 Building Inspector*
(please print name and circle Lic. Type)

License # ; _____

On or about _____, I did personally inspect
the roof

deck nailing and/or secondary water barrier work at
_____,
(circle one)

(Job Site Address)

Based upon that examination I have determined the installation was done according to the
Hurricane Mitigation Retrofit Manual (Based on 553.844 F.S.)

Signature

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____ 201__

By _____,
Notary Public, State of Florida

(Print, type or stamp name)

Commission No.: _____

Personally known _____ or
Produced Identification _____
Type of identification produced _____

*General, Building, Residential, or Roofing Contractor or any individual certified under 468 Florida Statutes is to make such an inspection. Include photographs of each plane of the roof with the permit # or address # clearly shown marked on the deck for each inspection.

51. ROOFING - FIBER GLASS SHINGLES: All shingles shall be installed per the "Residential Asphalt Roofing Manual," latest edition, as published by the Asphalt Roofing Manufacturers Association. Install traditional three (3) tab square butt design shingles with self-sealing tabs. The shingles must have a UL Class "A" fire rating and a twenty (20) year prorated limited warranty. The minimum slope for shingle installation is three (3) in twelve (12). Base sheet requirements are to use peel and stick for secondary water barrier.
- a. As an option: a thirty (30) year dimensional shingle roof can be installed to be Tamko Heritage thirty (30) year or equal. Include installing ridge vents at all peaks with the installation of the new roof, and re-nail the deck to meet code. Peel and Stick will be the secondary water barrier.
 - b. The contractor is to notify the housing specialist at the time of roof installation so pictures of the substrate and water barrier insulation can be taken to verify compliance of the specifications. Failure to notify could result in the roofing being rejected.
52. ROOFING - BUILT-UP OR SINGLE PLY:
- a. Built-up: All built-up roofing shall be installed per "Built-Up Roofing Systems Design Guide," latest edition, as published by the Asphalt Roofing Manufacturers Association. Four (4) ply application shall include two (2) dry plies of fifteen (15) pound felt or one (1) dry ply of thirty (30) pound felt and two (2) plies of fifteen (15) pound felt hot-mopped down and together. Over the entire surface, apply a hand-dipped uniform flood coat of bitumen and embed surfacing aggregate. All aggregate shall be clean and durable gravel, crushed stone, or air-cooled blast-furnace slag complying with ASTM D-1863. Red Rosin building paper is required as first base sheet on all built-up roofs.

On slopes of one-quarter ($\frac{1}{4}$) in twelve (12) to one (1) in twelve (12), utilize dead level (Type I) asphalt applied at approximately 160°F. to 180°F. On slopes one (1) in twelve (12) and three (3) in twelve (12), utilize steep (Type II) asphalt applied at approximately 180°F to 200°F. All built-up roofs shall be installed in exact accordance with the manufacturer's directions and shall have at least a ten (10) year prorated limited warranty in materials. Built-up materials must have UL Class "A" rating.
 - b. Single Ply: When a single-ply membrane roof is specified, the material and installation shall conform to ASTM D5036-90, "Standard Practice for Application to Fully Adhered Single Ply Poly (Vinyl Chloride) Roof Sheeting." Single-ply roofing installations shall have a minimum warranty of ten (10) years with no dollar limit. Furnish and install peel and stick as a secondary water barrier.
 - c. The contractor is to notify the housing specialist at the time of roof installation so pictures of the substrate and water barrier insulation can be taken to verify compliance of the specifications. Failure to notify could result in the roofing being rejected.

53. ROOFING - ROLL ROOFING: All roll roofing shall be installed per the "Residential Asphalt Roofing Manual," latest edition, as published by the Asphalt Roofing Manufacturers Association. All types of roll roofing shall be installed over the proper sized base sheet (felt) in accordance with the above requirements for strip shingles. Layers of roll roofing must be nailed and cemented down in accordance with the Pasco County Community Development Division Roofing Code. The minimum slope allowed for all types of roll roofing is one (1) in twelve (12). Metal drip edge (FHA-approved) is required on all eaves and gables.
- a. Asphalt Roof Roofing: Mineral surfaced only. Approximate shipping weight of ninety (90) pounds per square. Must have UL Class "C" fire rating. Install in a double coverage unless indicated otherwise, with a minimum seventeen (17) inch head lap and six (6) inch side lap.
 - b. Fiber Glass Roll Roofing: Mineral surfaced only. Approximate shipping weight of ninety (90) pounds per square. Must have a UL Class "A" fire rating. Install in a double coverage, unless indicated otherwise, with a minimum seventeen (17) inch head lap and six (6) inch side lap.
 - c. Nineteen (19) Inch Selvage Asphalt Roll Roofing: Mineral surfaced selvage only. Approximate shipping weight of sixty (60) pounds per square. Must have a UL Class "C" fire rating. Install as double coverage with a minimum seventeen (17) inch head lap and six (6) inch side lap.
 - d. Self-adhering roofing system - Liberty, or equal. A ninety (90) pound roll roofing that is installed by peel and stick; Miami-Dade-approved roof system.
 - e. The contractor is to notify the housing specialist at the time of roof installation so pictures of the substrate and water barrier insulation can be taken to verify compliance of the specifications. Failure to notify could result in the roofing being rejected.
54. ROOFING - SHEET METAL: Install standard twenty-nine (26) gauge minimum, 5-V crimp galvanized sheet metal over solid or strip sheathing spaced twelve (12) inches on center. Install, lap, and nail according to the manufacturer's recommendations and the Roofing Standards of the Florida Building Code. The minimum slope is two (2) in twelve (12). The metal drip edge (FHA-approved) is required on all eaves and gables. The sheet metal must be crimped tight over the lip of the metal drip edge on all rakes (verge rafters).
55. WALL INSULATION:
- a. The frame wall insulation shall be 3½-inch fiber glass batts, UL rated R-11, with Kraft Vapor Barrier on one (1) side. The insulation shall be installed between the wall studs and attached per the manufacturer's recommendations.
 - b. The masonry wall insulation shall be ¾-inch minimum Polyisocyanurate Staraform R-S Rating (R-5). The insulation shall be installed with the furring strips on top of the wall insulation as recommended by the manufacturer.

56. CEILING INSULATION:

- a. Blown Insulation: All blown insulation must be of an approved type, UL rated, properly tested, and warranted to meet all applicable requirements as to flame spread, burn rate, toxicity, etc. The insulation shall be installed to the proper thickness to meet the R-30 requirement for that particular type of insulation. Baffles shall be used at exterior walls to prevent insulation from getting into soffit space. The contractor is to submit certificate for the R-30 verification of insulation installed. Blown insulation over the existing insulation as required to achieve an estimated R-30 (minimum 10.375" total thickness). The certificate can reflect r-value added to existing.
- b. Batt Insulation: Batt insulation shall be R-30 fiber glass, UL rated with Kraft barrier on one (1) side. The vapor barrier side shall be installed on the room side of the attic space and shall be attached to the ceiling joists according to the manufacturer's recommendations. The attic access cover shall have R-30 fiber glass batt interior insulation permanently attached to the attic side of the cover.

57. WALL AND CEILING FINISH - REPAIR WORK (INTERIOR): Wherever existing walls are to be repaired, the damaged material shall be completely removed and new material shall be installed to match and blend in with the surrounding wall finish as closely as possible. All repairs shall be done in a workmanlike manner and properly prepared to receive the finish coat. Ceilings need to be scraped and coated to a smooth finish before installing knock-down ceiling. Include garage ceiling and walls, if applicable.

58. INTERIOR WALL AND CEILING FINISH - PLASTER/DRYWALL REPAIR: Rake cracks clean, remove loose plaster or drywall, and fill with patching plaster. The new repair shall be struck level with the surrounding surface and finished to match the existing walls and ceilings. Ceilings need to be scraped and coated to a smooth finish before installing knock-down ceiling. Include garage ceiling and walls, if applicable.

59. INTERIOR WALL AND CEILING FINISH - DRYWALL: One-half (1/2) inch ceiling sheet rock or 5/8-inch sheet rock on the ceiling and 1/2-inch sheet rock on the walls shall be taped, bedded, and sanded smooth. The existing baseboard, window, or door trim shall be removed and reinstalled or replaced with new trim over the sheet rock. Latex-base paint is to be added to the textured coat. All sheet rock in areas subjected to excessive moisture shall be of the moisture-resistant type.

When installing new sheet rock in conjunction with new windows, the trim shall be eliminated and the sheet rock returned to the windows using metal-corner bead, specified sills, or other specified materials.

All frame walls and ceiling in the garage are to be drywall, taped, and finished to match the interior walls and ceiling.

All openings without doors and all corners shall be finished with metal-corner bead. Finish is to be one (1) of the following as specified:

- a. Orange-peel finish.
- b. Smooth finish.

Ceiling should be $\frac{5}{8}$ -inch sheet rock or $\frac{1}{2}$ -inch ceiling board; taped, beaded, and sanded. Three-fourths ($\frac{3}{4}$) inch to $1\frac{1}{2}$ inch cove molding shall be used only when the ceiling abuts to wood or paneled walls.

- a. Knock-down texture on the ceilings.
- b. Heavy-textured spray (popcorn type) finish with vinyl added.
- c. Knock-down and orange peel to be applied by spray-gun texture machine, not a hand-held hopper.

60. INTERIOR CEILING AND WALL FINISH - DRYWALL OVER FURRING AND STRIPS: The ceiling shall be $\frac{1}{2}$ inch sheet rock or $\frac{5}{8}$ -inch sheet rock, taped, beaded, and sanded. Install over 1" X 3" furring strips, twelve (12) inches on center. Three-fourths ($\frac{3}{4}$) inch to $1\frac{1}{2}$ -inch cove molding shall be used only when the ceiling abuts to wood or paneled walls.

- a. Knock-down texture on the ceilings.
- b. Heavy-textured spray (popcorn type) finish with vinyl added.

The walls shall be $\frac{1}{2}$ -inch sheet rock, taped, bedded, and sanded, installed over 1" X 2" furring strips, sixteen (16) inches on center. The furring strips are installed over the wall installation. Any existing baseboard, window, or door trim shall be removed and reinstalled or replaced with new trim over sheet rock. Latex-base paint is to be added to the texture coat. All sheet rock used in areas subject to excessive moisture shall be of the moisture-resistant type.

When installing new sheet rock in conjunction with new windows, the trim shall be eliminated and the sheet rock returned to windows using metal-corner bead, specified sills, or other approved materials.

All openings without doors shall be wrapped with drywall and finished with metal-corner bead. The finish is to be one (1) of the following specified:

- a. Orange-peel finish.
- b. Smooth finish.
- c. Knock-down and orange peel is to be applied by a commercial spray-gun texture machine, not a hand-held hopper.

61. INTERIOR WALL FINISH - PANELING: Paneling shall be of the prefinished type and shall be either prestained wood luan or veneered wood on a plywood backing. Installation shall include matching the inside corner trim, outside corner trim, window, and door trim, cove molding, and base trim. When installing in conjunction with new windows, paneling shall return to windows. Window stools shall be as specified. All paneling is to be a minimum of $\frac{1}{4}$ -inch thick. The method of installation shall adhere to the manufacturer's recommendations.

62. INTERIOR WALL FINISH - CERAMIC TILE (THICK SET): Remove existing material on indicated walls and replace with ceramic tile using the thick-bed method over wire lath. Trim the edges with bullnose tile. Wall tile shall equal or exceed the Standard Grade Requirements of U.S. Department of Commerce. Wall tile shall be standard grade.

Reinforced walls for future installation of horizontal grab bars in toilet, bathtub, and shower.

63. INTERIOR WALL FINISH - CERAMIC TILE (THIN SET): Apply ceramic tile on new drywall or existing drywall, remove existing material on indicated walls, and replace with ceramic tile using the thin-set method on drywall. Trim edges with bullnose tile. Wall tile shall equal or exceed the Standard Grade Requirements of the U.S. Department of Commerce. Wall tile shall be standard grade. Ready-mixed mastic may also be used.

All wallboard used in wet areas shall be Wonderboard or equal. All joints shall be filled with an approved grout and all tile shall be thoroughly cleaned and sealed after installation in accordance with the manufacturer's instructions.

Reinforced walls for future installation of horizontal grab bars in toilet, bathtub, and shower.

64. FIXTURE SET: Set shall include toilet paper holder, toothbrush holder, two (2) towel bars, soap dish, grab bar, and shower curtain rod:

- a. Ceramic.
- b. Metal; Hallmark, or equal.
- c. Safety Metal Grab Bar: Shall be chrome-plated steel or aluminum, 1¼-inch minimum outside diameter, sixteen (16) inches long, straight design, and anchored for proper support (Duro-Med by Health Aid Co. or equal).

65. INTERIOR CEILING FINISH - TILE: Install 1" X 3" furring strips, twelve (12) inches on center, on ceilings indicated. Over furring strips, install ceiling tile as listed below. The tile shall be of the interlocking type. The perimeter of the ceiling shall be finished with the manufacturer's recommended ceiling molding.

- a. Two (2) feet by four (4) feet by ½-inch fiber glass panels.
- b. Twelve (12) inches by twelve (12) inches by ½-inch fiber tile, linen finish.

66. SUSPENDED CEILING: Exposed T-bar as specified. Install in strict accordance with the manufacturer's recommendations.

- a. Two (2) feet by two (2) feet acoustical tile.
- b. Two (2) feet by four (4) feet acoustical tile.
- c. Two (2) feet by four (4) feet translucent panel.

67. **ATTIC ACCESS:** The attic spaces shall be provided with an interior access opening not less than 22" X 36". When equipment is to be installed in the attic, and only when interior access is to be provided, the access opening shall be not less than specified above, but in no case less than the size required to install or remove the largest major component of the equipment without disassembly. Access is not required when the clear height of the attic space, measured at the roof peak, is less than twenty-four (24) inches.

The attic access shall be trimmed to conform to the surrounding surface. The cover shall be of plywood and shall be textured to match the ceiling finish as closely as possible. The attic side of the cover shall be insulated with attached insulation batt to achieve R-19. Unless otherwise noted, attic access does not include a fold-out access ladder.

68. **EXTERIOR CEILINGS:** The ceiling is to be constructed of 0.019 vented or approved vinyl or aluminum panels and properly attached to the ceiling joists with aluminum fasteners; or, exterior sheetrock, textured, and painted semigloss. Include furring if required.

69. **INTERIOR DOORS:** All interior doors specified to be replaced or requiring replacement hardware shall be complete with new lever-style hardware in the Kwik-Set Signature Series, Bel-Air Series, or equal. All doors shall be hung in a new, approved frame complete with stops, jambs, hinges, casing, etc. After trimming and fitting the door, paint the door completely, including all visible edges only. A door bumper is included on all interior doors. The bedrooms and baths are to have privacy locks. The closets are to have passage locks, when used. Hinges and lockset are to be the same color.

Interior doors shall be 1³/₈ inches, six (6) panel, hollow core, birch or beech finish, unless otherwise specified, or match the existing interior doors.

The bifold doors shall be six (6) panel, hollow core, or match existing interior doors; one (1) pair for openings up to 3'0", two (2) pairs for openings over 3'0" up to 8'0". FJ grade for painted doors and clear grade for stained doors; all 6'8" in height.

70. **SCREEN DOOR - ALUMINUM:** Furnish and install new screen door at indicated location. The screen door shall be one (1) inch all-aluminum, prehung, with metal jamb, lock, and closer. "Larson" or equal in quality. All doors are to include fiber glass screen door grill on the bottom panel. The door is to be mid-range cost, or given a dollar amount in a write-up (Comfort-Built, Key West, or equal).
71. **STORM DOOR - ALUMINUM:** Furnish and install the new, prehung storm door with metal jamb, lock, and closer; Larson or equal in quality (Larson - Richmond Midview or Savannah Midview).

72. GARAGE DOOR AND FRAMING: As specified, the doors shall be installed per the manufacturer's recommended specifications. The installation shall include all necessary framing and brackets, etc., as needed to support the garage door for proper operation. The garage door is to meet wind codes in the area installed. Install a new garage door opener to match the capacity of the wind garage door. Single-car garage, one (1) remote, one (1) key pad; double-car garage, two (remotes), one (1) key pad.
- a. Eight (8) feet by seven (7) feet flush; sectional steel door.
 - b. Nine (9) feet by seven (7) feet flush; sectional steel door.
 - c. Sixteen (16) feet by seven (7) feet flush; sectional steel door.
 - d. No glass in doors, unless it is high impact.

73. CABINET - VANITY:

General Information: The lavatory base cabinet shall include doors, drawers, shelves, and backs. The cabinets are to be property sized to the surrounding area. All cabinets are to have standard trim as provided by the cabinet maker. Floor covering is to be installed under all cabinets.

Wood Cabinets: Standard Lavatory Base Cabinets

Oak or Maple - minimum 1/2" multi-ply furniture grade plywood veneered cabinet box (five [5] sides) with a matching interior/exterior sealed wood finish and a 5/8" thick hanging rail. Face frames are to be 3/4" thick solid hardwood. The base cabinet toe kicks are to be 1/2" plywood veneer with matching wood finish. Included are exterior plywood veneer cabinet backs, bottoms, and fillers with matching wood finish where required.

Shelves (fixed): Minimum 5/8" plywood veneer with edge banding and a matching wood finish.

Doors: Minimum 5/8" thick solid hardwood raised wood panel, partial overlay with 120 degree, adjustable concealed hinges.

Drawers: Minimum 5/8" thick sold hardwood raised wood panel. Box sides and ends to be minimum 1/2" thick plywood veneer, rabbet joined with a 3/16" plywood veneer drawer bottom, matching wood finish. Drawer glides to be epoxy-coated, full extension stay-closed side glides.

Four (4) Inch Pull/Knobs: Satin nickel finish.

Ceramic tile floor covering to be installed under cabinets.

Vanity Tops:

- a. Plastic Laminate, minimum 3/4" multi-ply furniture grade plywood with standard 1 1/2" edging, covered on all visible surfaces with a minimum .050" thick plastic laminate (standard grade). Counter top(s) are to be properly fitted and installed to the cabinet. Included is a 3/4" by 3" multi-ply backsplash covered on all visible surfaces with a matching plastic laminate.

- b. Vitreous china lavatory top by MFI or equal.
- c. Cultured marble lavatory top by Romarco or equal.

Plastic Laminate/Mica Cabinets: Lavatory Base Cabinets:

Modular and Face-Frame - Minimum $\frac{5}{8}$ " MDF cabinet box (five [5] sides) with $\frac{5}{8}$ " thick solid wood hanging rail. Melamine or liner grade plastic laminate interior finish and a minimum 0.030" thick plastic laminate (vertical grade) applies to the exterior surfaces. Included are plastic laminated cabinet backs, bottoms, and fillers where required. Note: Face - framing is to be a minimum $\frac{5}{8}$ " thick by $1\frac{1}{2}$ " wide solid wood.

Shelves (fixed): Minimum $\frac{5}{8}$ " MDF Melamine or plastic laminate with edge banding (six [6] sides).

Doors (flush): Minimum $\frac{5}{8}$ " thick MDF covered on six (6) sides with a minimum 0.030" thick plastic laminate (vertical grade), partial overlay with 120 degree adjustable concealed hinges.

Drawers: Minimum $\frac{5}{8}$ " thick MDF covered on six (6) sides with a minimum 0.030" thick plastic laminate. Box sides and ends are to be a minimum $\frac{1}{2}$ " thick MDF, rabbet joined with a $\frac{3}{16}$ " masonite drawer bottom, matching the melamine or plastic laminate finish. The drawer glides are to be epoxy-coated, stay-closed side glides.

Four (4) Inch Pulls/Knobs: Satin nickel finish.

Vanity Tops:

- a. Plastic laminate, minimum $\frac{3}{4}$ " multi-ply, furniture-grade plywood with standard $1\frac{1}{2}$ " edging, covered on all visible surfaces with a minimum 0.050" thick plastic laminate (standard grade). The counter top(s) are to be properly fitted and installed to the cabinet. Included is a $\frac{3}{4}$ " X 3" multi-ply plywood backsplash covered on all visible surfaces with a matching plastic laminate.
- b. Vitreous china lavatory top by MFI or equal.
- c. Cultured marble lavatory top by Romarco or equal.
- d. When replacing the cabinets, install ceramic tile flooring under the cabinets.

74. CABINET - MEDICINE: Shall be standard design, recessed, or surface-mounted, with a minimum of three (3) shelves, a plate-glass mirror, unless otherwise specified on the bid specifications. When a light fixture is included, the fixture shall include a separate switch. Finish and install $\frac{3}{16}$ " mirrors with polished edge the full length of the vanity and a minimum height of 6'8".

75. CABINET - KITCHEN:

General Information: The cabinets shall include doors, drawers, shelves, and backs. All cabinets are to have standard trim as provided by the cabinet maker. A matching valance is to be installed over the window areas.

Wood Cabinets: Standard Wall and Base Cabinets

Oak or Maple - Minimum ½" multi-ply furniture-grade plywood veneered cabinet box (five [5] sides) with a matching interior/exterior sealed wood finish and a ⅝" thick hanging rail. Face frames are to be ¾" thick solid hardwood. The base cabinet toe kicks are to be ½" plywood veneer with matching wood finish. Included are exterior plywood veneer cabinet backs, bottoms, and fillers with matching finish were required.

Shelves (adjustable): Minimum ⅝" plywood veneer with edge banding and a matching wood finish. The upper cabinets are to include two (2) full-depth shelves; the base cabinets are to include one (1) half-depth shelf.

Doors: Minimum ⅝" thick solid hardwood raised wood panel, partial overlay with 120 degree adjustable concealed hinges.

Drawers: Minimum ⅝" thick hardwood raised wood panel. Box sides and ends are to be a minimum ½" thick plywood veneer, rabbet joined with a ⅜" plywood veneer drawer bottom, matching wood finish. The drawer glides are to be epoxy-coated, full extension stay-closed side glides.

Four (4) Inch Knobs: Satin nickel finish.

Counter Tops: See Specification No. 76 below.

Install flooring under the kitchen cabinet before installing the cabinets.

Plastic Laminate/Mica Cabinets: Standard Wall and Base Cabinets:

Modular and Face Frame - Minimum ⅝" MDF cabinet box (five [5] sides) with ⅝" thick solid wood hanging rail. Melamine or liner grade plastic laminate interior finish and a minimum 0.030" thick plastic laminate (vertical grade) applied to the exterior surfaces. Included are plastic laminated cabinet backs, bottoms, and fillers where required. Note: Face-framing is to be a minimum ⅝" thick by 1½" wide solid wood.

Shelves (adjustable): Minimum ⅝" MDF Melamine or plastic laminate with edge banding (six [6] sides). The upper cabinets are to include two (2) full-depth shelves; base cabinets are to include one (1) half-depth shelf.

Doors (flush): Minimum ⅝" thick MDF covered on six (6) sides with a minimum 0.030" thick plastic laminate (vertical grade), partial overlay with 120 degree adjustable concealed hinges.

Drawers: Minimum ⅝" thick MDF covered on six (6) sides with a minimum 0.030" thick plastic laminate. The box sides and ends are to be a minimum ½" thick MDF, rabbet joined with a 3/16" Masonite drawer bottom, matching melamine or plastic laminate finish. The drawer glides are to be epoxy-coated, stay-closed side glides.

Four (4) Inch Pulls/Knobs: Satin nickel finish.

Counter Tops: See Specification No. 76 below.

Install flooring under cabinets before installing cabinets.

76. COUNTER TOP:

Minimum ¾" multi-ply furniture-grade plywood with standard 1½" edging, covered on all visible surfaces with a minimum 0.050" thick plastic laminate (standard grade) Counter top(s) shall be properly fitted and installed to the cabinet. Included is a ¾" by 4" multi-ply plywood backsplash covered on all visible surfaces with a matching plastic laminate.

77. CLOSETS:

- a. Clothes Closet: Build a clothes closet in the indicated room by installed 2" X 4" studs, sixteen (16) inches on center, floor to ceiling. The closet is to be a minimum of twenty-four (24) inches deep. The baseboard, flush doors, trim-out, clothes shelf, and rod are inclusive. The shelf is to be ventilated Closet Maid or equal, twelve (12) inches wide, and have a center brace when four (4) feet or wider. All swing doors are to have a door stop.
- b. Linen Closet or Pantry: Build a closet or pantry in the indicated room by installing 2" X 4" studs, sixteen (16) inches on center, floor to ceiling. Baseboard, flush doors, and trim-out are inclusive. There shall be a minimum of five (5) shelves. The first three (3) shelves from the bottom shall be a minimum of sixteen (16) inches deep or as otherwise indicated. The first shelf is twenty-four (24) inches AFF.
- c. Mica-Clad Linen Closet or Pantry: Shall be permanently installed with a minimum of ⅝-inch approved material, a minimum of 1/32-inch thickness mica-clad front, and finished end. Use 5/32-inch minimum approved material back and unfinished end. Shall have a minimum of five (5) shelves, hardware, trim, and be painted inside. All doors shall be trimmed with plastic and painted inside.
- d. Utility Shelves: The utility shelf shall be a minimum of twelve (12) inches deep by five (5) feet wide, ventilated, Closet Maid or equal, installed over washing machine location, and properly anchored to the wall with metal braces.

78. ELECTRICAL WORK: The electrical contractor shall verify the adequacy of electrical service for adding electrical devices. All electrical work shall comply with current Florida electric codes. The main service panel shall be located adjacent to or behind the meter socket. The panel box shall have four (4) full blanks for future expansion. All electrical material and equipment shall be UL-approved. The electrical panel replacement is to be 150 amps.

The electrical work shall consist of the following:

- a. Service shall include increasing capacity to indicated 150 amps, grounding and lightning arrestor, riser, clamps, weatherhead, boot, etc., per electrical code. Where more than one (1) meter is used, the meters shall be labeled according to the requirements of the appropriate power company serving the building.
- b. The panel box shall be capable of handling all required circuits, and all circuits shall be permanently labeled. A subpanel can be added or Install a GE or Square D circuit breaker box.

- c. All special-duty circuits (i.e. range, washer, etc.) shall be separate circuits and shall be of the proper amperage to carry the connected load.
 - d. The switches are to be the "quiet" toggle-type. All switches and receptacles are to match the color of the existing installed switches and receptacles, unless otherwise specified. Light switches should be no more than forty-eight (48) inches above floor level. Receptacles should be located no less than eighteen (18) inches above the finished floor.
 - e. The exhaust fans shall be vented through the roof per requirements of the International Mechanical Code.
 - f. The smoke detectors/carbon monoxide shall be the line-voltage type (UL-approved) as specified. The detector is to have a test button with a battery backup.
 - g. The door bell, chimes, and 16-volt transformer (UL-approved) shall be installed as shown on the schematic, when specified.
 - h. The range hood is to be thirty (30) inch wide. The hood is to be nonvented and have separate controls for the fan and work light, unless otherwise specified. The bulb and filter are included. When ducted type is specified, Chefaire #1200 or equal, it shall be complete with the proper size duct, damper, roof cap, and shall be enclosed in a chase that will match the kitchen walls. The chase shall enclose the duct inside of the cabinets. The hood shall be vented through the roof per the requirements of the International Mechanical Code.
 - i. The dryer vent kit is to be installed as shown on the drawings. The kit is to consist of a wall cap, thru-wall sleeve and clamp, flexible duct, and dryer clamp.
 - j. Where washer/dryer hookup is specified, in addition to dryer vent (per Paragraph J.), provide required electrical outlets to code to provide power to the washer and dryer location, as indicated.
 - k. All rated power-vented fans and range hoods that exhaust to the exterior must be Energy-Star rated.
79. H.V.A.C.: All mechanical work will conform to the International Mechanical Code and Florida Building Code, latest edition. H.V.A.C. system(s) shall be started up and tested prior to the homeowner moving in. H.V.A.C. system(s) are to be UL-approved with a minimum of 15 S.E.E.R.
- a. Fuel Oil: The indicated model shall be installed and tested for proper operation. The electrical supply shall be included with the blower models. All existing flues, draft controls, thimbles, fuel lines, tank, stand, and stacks shall be replaced with new ones or provided new, unless otherwise specified.

When repairing existing fuel oil systems, the carburetor and furnace are to be cleaned. Fire shield(s) are to be provided. Flues, damper, controls, fuel lines, cap, tank, and stand gauges, etc., shall be replaced with new ones.

Reconditioned equipment may be used provided they meet the applicable standards.

- b. Gas: The indicated model shall be installed in the area designated and tested for proper operation. No unvented gas heaters shall be accepted.

All gas connections shall have proper connectors and shut-off valves. All natural gas lines to the dwelling from the meter to the main shall be installed new and approved by a certified inspector. L/P gas connections shall be as outlined above and shall be installed by an approved L/P gas firm. L/P gas service shall be the responsibility of the Owner.

- c. Electric: The indicated model shall be installed in the area designated and tested for proper operation. The heater is to have a thermostat and be the fan-forced type.

- d. Air Conditioning Systems (Central Heating and Air Conditioning): System(s) shall be of the capacity specified and shall be complete with all components and ductwork. Provide work write-ups to indicate gas or electric energy source for heating. Air conditioning systems shall be heat pumps with a 15 S.E.E.R. rating base on air handler and compressor combined. The air conditioning contractor is to inform the Owner of the procedure for rating the S.E.E.R. of an air conditioning unit.

- e. Heat Pump Systems (Central Heating and Air Conditioning): The systems shall be of the capacity specified and 15 S.E.E.R. rating. The job shall be complete with all components and ductwork according to present code. Provide work write-ups to indicate gas or electric energy source for heating. Indicate kilowatt rating for supplementary heat or heat pump systems. Air conditioning systems shall be a heat pump 15 S.E.E.R. rating base on air handler and compressor combined. Air conditioner contractor is to inform the owner of the procedure for rating the S.E.E.R. of an air conditioning unit. The minimum kw for heat is 7.5 k.w.

- f. Design and Installation: The design and installation of the central heating and air conditioning system(s) is to be done by a licensed, bonded, and mechanical contractor. Condensing units, where applicable, shall be installed on a concrete slab and shall not violate setback requirements. Refrigerant lines on the outside of the dwelling shall be insulated and installed in a chase. All systems shall be complete installation with all components (i.e., ducts, dampers, return air, etc.) for proper operation.

- g. On new model homes, the central heating and air conditioning are to have a Conserv-High Enthalpy Energy Recovery Filter installed or equal. This product is made by Dais Analytic Corporation, 11552 Prosperous Drive, Odessa, Florida 33556, telephone (727) 375-8484, Ext. 230.

- h. Refrigerant type: All fuel, gas, air conditioning, heat pump systems with a minimum of 15 S.E.E.R. shall be R-410A.

- i. The exhaust fans shall be vented through the roof per requirements of the International Mechanical Code.

- j. The range hood is to be thirty (30) inch wide. The hood is to be nonvented and have separate controls for the fan and work light, unless otherwise specified. The bulb and filter are included. When ducted type is specified, Chefaire #1200 or equal, it shall be complete with the proper size duct, damper, roof cap, and shall be enclosed in a chase that will match the kitchen walls. The chase shall enclose the duct inside of the cabinets. The hood shall be vented through the roof per the requirements of the International Mechanical Code.
 - k. The dryer vent kit is to be installed as shown on the drawings. The kit is to consist of a wall cap, thru-wall sleeve and clamp, flexible duct, and dryer clamp.
 - l. The air condition needs to be designed to the actual cooling requirement, not to the size of the house.
 - m. Before installing a Goodman or Amana air conditioning system, the air condition subcontractor needs to verify that the condenser unit has a water evaporator coil.
80. PLUMBING - General Specifications: All plumbing material, equipment, and workmanship must comply with and be installed in accordance with all current applicable plumbing codes. The entire plumbing system, including sewers, must operate free of fouling and not have cross-connections which permit contamination of the water supply or back-siphonage between fixtures. Washing machine hook-up drain and hose bibs are to be per plumbing code as indicated on the plan are included.,

The water distribution and drainage system of all dwelling units must be connected to a public water supply and sewer system. When either system is not available or connection thereto is not feasible, a private water supply (well) or sewage disposal system (septic tank) must be provided and tested by the general contractor and approved by the Pasco County Health Department. Water and sewer verification is the responsibility of the general contractor.

All existing septic tanks that are to be abandoned are to have the top removed, filled with clean, compacted fill, and graded to match existing grade as closely as possible. A permit would be required.

All drainage, vent, and supply piping shall be concealed in the walls, attic, or crawl space. When plumbing is installed in wall spaces, structural members shall not be weakened by cutting or notching. Provide number of hose bibs as required by the specifications. All hose bibs are to have vacuum breakers attached.

- a. New Plumbing System: When the entire plumbing system is being replaced, all old piping (i.e., gas, water, sewer) on the property and under the dwelling shall be removed or cut off below grade. The entire drainage, venting, and supply systems, along with all plumbing fixtures and their accessories, shall be replaced with new, unless indicated otherwise. The fixtures which are to be replaced are standard bathtub/shower units, water closet, lavatory, kitchen sink, water heater, and any other approved fixture specified in the work write-up. All bathroom fixtures must have a clearance of fifteen (15) inches center line to side (minimum); multiple fixtures must have thirty (30) inches clearance, center line to center line (minimum).

- b. Existing Plumbing System: When utilizing existing plumbing, all damaged, defective, or inadequate components of the drainage, venting, or supply systems must be repaired or replaced, as necessary, in order to place the entire system in good working order. All sewer, waste, soil, and fixture drains must be cleaned out in an approved manner to assure proper operation and free flow of the entire drainage system. Plumbing fixtures which are to remain shall be placed in good working order by replacing all missing or defective parts and leaving the fixtures in a clean, sanitary condition. Faucets, traps, and accessories on all fixtures are to be replaced with new, unless indicated otherwise in the work write-up.
81. PLUMBING FIXTURES: All bathtubs, showers, lavatories, water closets, kitchen sinks, and/or water heaters, when provided new, shall be installed complete with supplies, faucets, fittings, traps, tops, trim, etc., from the nearest fitting below floor level. All fixtures must have a minimum twenty-one (21) inch clearance from the front of the fixture. Fittings and trim shall be chrome-plated and the supplies to each fixture must be equipped with stop valves. The homeowner is to choose from standard-color fixtures only, unless specified otherwise. Fixtures must meet the following specifications:
- a. Sink: Standard heavy-duty stainless steel with satin finish, double compartment, and self-rimming type. Approximate size: thirty-three (33) inches wide by twenty-two (22) inches long by eight (8) inches deep and four (4) holes to accommodate the faucets and sprayer. The faucets are to be lever-handled with separate sprayer or approved equal. (Kitchen Sink, Moen, Model #4454) (Bathroom Sink, Moen, Model #84502) The sink is to be 22-gauge and fully undercoated to protect against condensation and assist in maintaining sink water temperature. The sinks are to be tar-coated.
- b. Lavatory: (wall hung, counter top, or cultured marble as specified.) Standard vitreous china for wall hung type and standard porcelain enamel on steel for counter top type. Self-rimming counter top type; round, oval, or rectangular as specified in the work write-up size. Pop-up drain assembly. The faucets are to be Moen, Model #84502, with lever handles or equal.
- c. Water Closet: Conventional, free-standing, two (2) piece design, vitreous china, and water-saver type designed to use a maximum of 1.6 gallons per flush (elongated, close-coupled, and closet combination with reverse trap). China or plastic porcelain stud caps are required. Anti-siphon ball-cock and all necessary tank fittings. Water closet tank is to be Briggs #4930 or approved equal. Water closet bowl is to be Briggs #4830 or approved equal. All toilets are to be elongated, unless specified in the write-up. All toilets must have new stops, escutcheons, supplies, and bolts.
- d. Bathtub: Standard quality porcelain on steel. Right or left drain location as required. Standard size, approximately five (5) feet wide by thirty (30) inches deep by fifteen (15) inches high. Chrome-plated, washerless, single-control tub/shower faucet with matching tub filler (automatic), diverter, anti-scaled, and shower head. Shower heads designed to use maximum of 2.5 gallons per minute. Chrome-plated pop-up drain and overflow assemblies. Shower rod: polished aluminum, approximately one (1) inch in diameter installed at standard height. (Bathtub faucet, Moen, Model #282691)

- e. Fiberglass Tub or Shower Unit: Standard quality, one (1) piece seamless construction with size as specified. Molded-in soap dish and floors reinforced to avoid "give" which occurs when getting in and out of enclosure. Chrome-plated, washerless, single-control tub/shower faucets with matching tub filler (tub), diverter (tub), and shower head (tub and shower). Shower heads designed to deliver a maximum of 2.5 gallons per minute. Chrome-plated pop-up drain and overflow assemblies required on tub units. Shower rod: polished

- f. Water Heater: The type (gas or electric) with a forty (40) gallon capacity or replacement will be with the size and type required for the number of bedrooms and baths by the code. All models shall be standard round unless specified otherwise. When the water heater is being located under the kitchen counter top, above washing machine and dryer, or in a closet with A.H.U. above, utilize the "Lowboy" model, and it must be made accessible. All water heaters must be the energy-efficient type with extra thick insulation and quick-recovery capacity. If the water heater is to be installed in an attic space, the proper sized emergency drip pan and overflow drain must be provided per code. All models must carry a full one (1) year warranty and a limited six (6) year warranty. A pressure-relief valve and line is required on all models and must be installed per code. Water heaters are to be installed with pans and drains to code, where required by code. Water heaters must be protected against vehicular damage.
 - (1) Electric Models: 220-240V, UL-approved models only with two (2) low-watt density elements.
 - (2) Gas (Natural or L.P.G.): UL-approved models only with a two (2) step, flame-ignition burner. Includes high temperature safety cutoffs which stop the gas flow to the water heater if the pilot light should go out. All models must be installed with gas shut-off valves, flexible connectors, and proper-sized vent kit with room cap, flashing, and vent piping.

- g. New homes are to have Rough-in ice maker line. When replacing a kitchen cabinet, furnish and install a water line for the ice maker to code with shut-off valve at the supply and at the refrigerator.

- h. Washer/Dryer Hook-Ups: Where indicated, provide the following plumbing work:
 - (1) Provide minimum ½-inch hot water and ½-inch cold water connections to a standard washer box style (Hanson box).
 - (2) Provide a minimum two (2) inch drain with a trap and cleanout connected to the house sewer. Install the washer box style in new homes (Hanson box); must be installed per code.

- i. All hose bibs are to have vacuum breakers

- j. Garbage Disposal: Furnish and install a ½ horsepower garage disposal wired to code with the switch connected to the sink to code.

82. MAJOR APPLIANCES:

- a. Electric Range: Shall be thirty (30) inches wide with time, pigtail, four (4) burners, and indicated type oven installed in a level position (as selected by the Owner with allowance as stated in the work write-up).
- b. Gas Range: Shall be 30 inches wide with timer, four (4) glass top burners or the indicated type oven, and pilot-free ignition with proper connector and shut-off valve installed in a level position. The range shall be connected to the gas supply and tested for proper operation by a certified inspector. The electrical connection shall be included with the range when needed for range accessories. (The gas range selection may be by the Owner with allowance as stated in the work write-up.)
- c. Refrigerator: Shall be of the capacity indicated, and shall have a frost-free freezer and freezer compartments. The refrigerator shall be installed in a level position with a duplex receptacle of no more than one (1) foot from the unit. (The refrigerator selection may be by the Owner with allowance as stated in the work write-up.) Refrigerator to be Energy-Star rated. The refrigerator shall be twenty-one (21) cubic feet, minimum, with Rough-in ice maker line, for a cost of \$750.00. Furnish and install, meeting Energy Star requirements.
- d. Dishwasher to be Energy-Star rated. All appliances are to be of the same brand name and meet the required clearance for 30-inch wall cabinets.
- e. Microwave: I.S.C.F. capacity, 1,000 Watts, \$200.00. Furnish new outlet with circuit breaker if not existing. Wire separate to panel box.

83. ACCESSORY BUILDINGS:

- a. All utility sheds shall be properly anchored to the floor system. The sheds shall be installed within the property, as required by the zoning ordinance.
- b. An 8' X 10' building or larger shall contain one (1) door with a lock in the handle and one (1) aluminum, single-hung awning window.
- c. When the wall panels are less than .024-inch in thickness, the points of attachment shall not exceed two (2) inches.
- d. All metal utility buildings shall be reasonably weather-tight and designed so that the interior floor will be dry.

84. FENCES: Fencing shall consist of the chain-link type, hot-dipped, galvanized #11 gauge minimum wire, barbs down, complete with all posts, top rails, and fasteners. The entrance gates shall be a minimum thirty-six (36) inches wide and the driveway gates a minimum of ten feet wide. The posts shall be properly anchored in the concrete. All fence installations shall be surveyed by a registered surveyor to locate the property lines and any obstacles that could interfere with the installation. The fence installation shall include the removal of any shrubs, trees, flowers, etc., that are in the way of or will interfere with the installation.

85. PEST EXTERMINATION: When termite treatment is specified, all structures on the property are to be treated. The treatment shall be of the tent and spray method by a bonded, licensed exterminator to rid the structure(s) of all kinds of termites, and shall carry a minimum guarantee of one (1) year for every type of treatment. The warranty is to be issued in the name of the homeowner. For new homes and additions, the contractor is to furnish a certificate and warranty for the termite treatment; use Bora-Care treatment or soil-treated under the slab. For termite inspections, the contractor is to furnish a completed report.
86. PAVING OF DRIVEWAY(S), WALKWAY(S), AND PARKING AREA(S): All applications shall be installed in a sound, workmanlike manner according to good trades' procedures with acceptable standards and qualities as hereinafter described, but never less than the current applicable codes. All work performed in City or County rights-of-way or "two (2) units plus classification" requires a written permit from the Pasco County Community Development Division, which shall require a current property boundary survey furnished by the general contractor. All additional construction requirements as stipulated by codes shall apply.
- a. Concrete Paving: Shall conform to quality standards and meet the design requirements as indicated by the Pasco County Community Development Division.
 - b. Asphalt Paving: Shall conform to quality standards and meet the design requirements as indicated by the Pasco County Community Development Division.
 - c. Off-Street Paved Parking: Shall conform to quality standards and meet the design requirements as indicated by the current standardization plans and codes of the Pasco County Community Development Division and the Land Development Code.
87. PAINTING - GENERAL SPECIFICATIONS:
- a. No lead-based paint is allowed.
 - b. No interior or exterior painting is to be done without a painting inspection and written approval to proceed.
 - c. The first paint inspection is to be made after the surface preparation. The second inspection is to be made after the application of the first coat. The final inspection is to be made after the application of the final coat.
 - d. Any painting over dirt, loose, scaling, or peeling paint will be rejected.
 - e. All joints in trim, siding, and frames shall be caulked by the gun method before application of the paint. Prepare the surfaces by scraping the loose paint, point up all cracks and holes, and sand smooth both the exterior and interior surfaces. The paint colors shall be selected by the Owner only.
 - f. All surfaces are to receive paint. The number of coats and special applications are indicated. All surfaces, including floors, walls, ceilings, trim, doors, and windows shall be cleaned; excessive paint is to be removed from same upon

completion of painting. Reasonable care shall be exercised in moving ladders and scaffolding about the dwelling to avoid damage to the shrubbery and the premises. All exterior paint is to be semigloss enamel; include soffit fascia and rain gutter.

- g. The garage floor and walls are to be included in interior paint. The garage floor is to be epoxy paint. Also include painting the garage ceiling and walls.
- h. The paint of a room shall include all walls, ceilings, base trim, windows, window and door trim, interior and exterior, of all closets and kitchen cabinets and both sides and visible edges of doors. Interior paint is to be satin enamel or flat.
- i. All newly installed wood and exterior doors shall receive one (1) coat of primer or undercoat and two (2) coats of semigloss paint.
- j. All paint is to be removed from both sides of the window, trim, and door glass.
- k. All paint shall be delivered to the job site in unopened containers.
- l. All painting products shall be applied in strict accordance with the manufacturer's specifications.
- m. Semigloss paint shall be used in bath and kitchen areas.
- n. The roller method shall not be used on exterior siding. The spray method can be used on the exterior of the dwelling.
- o. All stained and porous surfaces shall be sealed before painting.
- p. All foreign material such as nails, hooks, fasteners, etc., shall be removed, filled, and sanded smooth before painting.
- q. All paint shall be in accordance with the latest revision of the following minimum specifications:
 - (1) Surface Conditioner, Federal Specification TT-2-19.
 - (2) Interior Latex, Satin Enamel or Flat, Federal Specification TT-P-29.
 - (3) Ready Mixed, Federal Specification TT-P-102.
 - (4) Exterior Latex, Arch. Data Sheet 60-2 issued by FHA Office or Federal Specification TT-P-55.
 - (5) Semigloss Enamel, Federal Specification TT-E-508.
- r. The type of paint is to include the manufacturer's number and/or paint number.
- s. If the contractor and manufacturer(s) determine(s) that the number of coats are not adequate, notify the Pasco County Community Development Division before submitting the bid.

- t. All exterior ceilings are to be semigloss paint.
 - u. Paint all closets white, unless stated differently in the write-up.
88. LANDSCAPING: All landscaping shall be installed in a sound, workmanlike manner according to good planting procedures and established materials' quality ratings. The scope of the work shall conform to the current applicable codes:
- a. Trees: Planting bed preparation consisting of acceptable methods utilizing watering, peat, fertilizers, staking (siring and anchoring), and mulches are required. Trees shall be of a "zero-scape" species; quantities and sizes are required to conform to current codes.
 - b. Shrubs: Planting bed preparation consisting of acceptable methods utilizing watering, peat, fertilizers, and mulches are required. Shrubs shall be of a "zero-zero-scape" species; quantities and sizes are required to conform to current codes.
 - c. Surface Preparation: Acceptable methods prior to lawn installation shall include cultivation by machine or hand; all fill dirt, topsoil, and backfill shall be clean and free of deleterious materials; surface soil shall receive a single spread of fertilizer having a quality rating of not less than "All Purpose 8-8-8"; and the surface shall be well tamped, watered, and conform to current codes.
 - d. Lawns: Grass (sod, plugged, sprigged, or seeded) installation shall be clean and reasonably free of weeds, noxious pests, or disease. The seed shall be delivered in bags to the job site with F.D.A. tags attached. Roller application is required on sodding. All methods shall be watered and conform to current codes. Sod should be installed a minimum of ten (10) feet around the new construction.
89. LEAD-BASED PAINT ABATEMENT: When abatement of lead-based paint is included as part of a rehabilitation project, additional supplementary specifications will be issued to all contractors describing lead-based paint abatement requirements.
90. MAIL BOX: Posts shall be pressure-treated wood or concrete-base material. The mail box is to have address numbers on both sides. The height and location of the mailbox is to conform to U.S. Postal requirements. Paint the mail box and post to match the house color. If the existing house does not have house address numbers, install new four (4) inch house address numbers. The location is to be determined by the owner.
91. ENERGY STAR REQUIREMENTS FOR NEW CONSTRUCTION:
- a. All new construction units must meet the more stringent of the State or local building code requirements as applicable. All units must contain at a minimum the following:
 - (1) Range and oven.
 - (2) Energy Star-rated refrigerator.
 - (3) Energy Star-rated dishwasher (which may be waived for shelf-help units).

- (4) Energy Star-rated power vented fans or range hoods that exhaust to the exterior.
- (5) Florescent lighting fixtures or compact florescent bulbs on all lighting fixtures.
- (6) Lever-handled faucet with removable spout or lever-handled faucet with separate sprayer (spout or sprayer must have at least a nine [9] inch hose).
- (7) No exposed urea formaldehyde particle board.
- (8) Washer and dryer hookups.
- (9) Telephone hook-ups with electrical outlet located with twelve (12) inches of each telephone jack (minimum of two [2]).
- (10) Cable or satellite television hookups (minimum of two [2]).
- (11) Light switches should be no more than forty-eight (48) inches above the floor level.
- (12) Midpoint on electrical outlets should be located no less than eighteen (18) inches above the finished floor level.
- (13) Reinforced walls for future installation of horizontal grab bars in toilet, bathtub, and shower walls.
- (14) Lever-handled faucets with anti-scald in each tub/shower fixture.
- (15) Lever-action handles on all doors and faucets in units and public areas.
- (16) Toggle-type switches for lights and fans.
- (17) Width of all interior doors used for ingress/egress must be a minimum of thirty-four (34) inches. (Two [2] feet, ten [10] inches - 240 inches)
- (18) At least one (1) accessible means of egress/ingress, which may be waived for manufactured housing units and units built in area(s) of Critical State Concern. For units consisting of two (2) or more levels, all space on the entry level of the unit must meet requirements of Paragraph (a)(1-18) above. At least one (1) full bathroom and one (1) bedroom must meet the requirements of Paragraph (a)(1-8), if there is not a full bathroom and a bedroom on the entry level.
- (19) Provide a home maintenance manual that includes a routine maintenance plan; instructions for all appliances, HVAC operation, water-system turnoffs, lighting equipment, information on how to use and maintain the green features of the home, including paving materials and landscaping, and encourage additional green activities such as recycling, gardening, and use of healthy cleaning materials.

- b. All units must include, at a minimum, the following exterior features:
- (1) Outdoor lights are photovoltaic, low voltage, or have motion detector.
 - (2) Minimal landscaping.
 - (3) Paved/surfaced driveway and walkway to one (1) entry door.
 - (4) Off-street parking.
 - (5) Site standard must include:
 - (a) Slope and terrain must be suitable for development. There shall be no problems with drainage, steep slopes or waterways on the site.
 - (b) Access to site must be compatible with existing traffic patterns and street capacity. Site shall not enter or exit onto a major high-volume traffic artery that would create problems for resident access or hazards to children.
 - (c) Site must be free from excessive traffic and noise, including that from cars, trains, and airplanes. Members must submit a mitigation plan to the corporation detailing the proposed means and methods of risk reduction if a unit is: 1) located within 3,000 feet of an active railroad line and/or subject to high railroad noise levels, 2) located within 1,000 feet of a major high-volume traffic artery, freeway, or other highway would carry a daily volume of 25,000 motor vehicles or more, or 3) within 500 feet of the highway that would carry more than 10,000 vehicles, but fewer than 25,000 vehicles. The site must not be located in an airport clear zone.
 - (d) The site must be free from significant industrial or agricultural hazards, including hazardous substances; toxic chemicals; gas; oil and chemical storage tanks and facilities; runoff; spills; odors; noise; and airborne particles.
 - (e) The neighborhood shall be primarily residential, and adjacent areas should be compatible with residential development.

92. NATURAL GAS:

Natural gas appliances shall be installed according to 2007 International Gas Code. Permits have to be issued and inspection of the work is to be completed.

93. PROPANE GAS:

Propane gas appliances shall be installed according to N.F.P.A. 58. Install propane tanks to meet codes. The homeowner is to pay for the propane tank and deposits for the installation of the tank.